THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29268-12-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Catherine O'Bryan Affiant Subscribed and sworn to before me this 29th day of January, 2010. Notary Public My Commission Expires: MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Catherine O'Bryan 2701 Abbott Martin Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117130A134.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Crawford Standard, as Executor of the Estate of Marcia Crawford Standard, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine O'Bryan** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2701 Abbott Martin Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of January, 2010.

Scott Crawford Standard, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Scott Crawford Standard, Executor of the Estate of Marcia Crawford Standard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20100006509 DEEDWARR
Recvd: 02/02/10 14:24 2 pgs
Fees: 13.00 Taxes: 1387.50

20100202-0008370

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 6A, together with the appurtenant interest in the common elements of Pointset Condominiums, a horizontal property regime established by Master Deed, of record in Book 5158, page 244, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 6 on the Plan of Pointset of record in Plat Book 5050, page 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcia C. Standard by deed dated December 21, 2000 from Horace Sullivan, unmarried of record in Instrument No. 20001222-0125559, Register's Office for Davidson County; Tennessee. Marcia C. Standard died on October 10, 2009. By Will of Marcia Crawford Standard, Docket # 09P1626, Office of the Davidson County Probate Court Clerk, decedent's real property was to be administered as part of her estate subject to the control of the Personal Representative "who shall have full power to...sell...without the approval or joinder of any beneficiary."

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Pointset Condominiums, of record in Book 5158, page 244, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5050, page 65, Register's Office for Davidson County, Tennessee.