BILL GARRETT, Davidson County
Trans:T20100011872 DEEDWARR
Recvd: 03/01/10 12:29 4 pgs
Fees:23.00 Taxes:1572.50

20100301-0015352

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 22180-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
St. Thomas Hospital Employees Credit Union 99 White Bridge Road, Suite 201 Nashville, TN 37205	New Owner	Map 155 Parcel 090

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, KATHLEEN DENTON and KATHLEEN DENTON, TRUSTEE OF THE JAMES ROYCE GANN TRUST, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ST. THOMAS HOSPITAL EMPLOYEES CREDIT UNION, a Tennessee credit union, hereinafter the Grantee, its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to Royce E. Gann by Deed from W.N. Gann and wife, Robbie Wright Gann, of record in Book 1195, Page 227, Register's Office for Davidson County, Tennessee. The said Royce E. Gann having since died on June 14, 1991. The said property was devised to Rosalee Gann by the Last Will and Testament of Royce Edward Gann, of record in Volume 5406, Page 1190415, and Case Number 03P-1103, Probate Court for Davidson County, Tennessee, and of record in Instrument Number 20030725-0104076, said Register's Office. The said Rosalee Gann having since died on December 20, 2007, said property was devised to Kathleen Denton as to a one-half undivided interest and to Kathleen Denton, Trustee of the James Royce Gann Trust as to a one-half undivided interest pursuant to that Last Will and Testament of Rosalee Gann, of record in Will Book 79, Page 91, and Docket No. P08-4812, Chancery Court of Williamson County, Tennessee. Said property was further conveyed to Kathleen Denton, married, and Kathleen Denton as Trustee of the James Royce Gann Trust, as tenants in common by Personal Representative's Quitclaim Deed from Kathleen Denton, as Personal Representative of the Estate of Rosalee Gann, of record in Instrument Number 20090818-0077775, said Register's Office.

THIS is improved property, known as 7860 Learning Lane, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26 day of February 2010.

Kathleen Denton

Kathleen Denton, Trustee

Kathleen Denton, Trustee of the James Royce Gann Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Denton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of February 2010.

Jennifer L. Johnson

Notary Public
My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen Denton, Trustee of the James Royce Gann Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of February 2010.

Jennifer L. Johnson

Notary Public
My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Jenna McDermott

Affiant

Subscribed and sworn to before me this 26 day of February 2010.

Jennifer L. Johnson

Notary Public
My commission expires 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING in the center of the Harding Pike at the Southeast corner of the property conveyed to Edward M. French et al, by Deed from Sallie O. Dillahunty, of record in Book 965, Page 147, Register's Office for said County; thence, with the center of said Pike, North 48 degrees 50 minutes East 107.7 feet, more or less, to the Southwest corner of the property conveyed to Davidson County Board of Education, by Deed from Robbie Wright Gann and husband, of record in Book 1085, Page 284, said Register's Office; thence, with said Davidson County Board of Education tract, North 40 degrees 37 minutes West 397.9 feet to another corner of the Davidson County Tract, continuing in the same direction 1.1 feet in all 399 feet, more or less, to the easterly line of the G. W. McCory Tract; thence, with said line, South 3-1/2 degrees West 273.5 feet, more or less, to the most northern corner of said French property; thence, with said French's northeasterly line, South 58 degrees East 209 feet, more or less, to the BEGINNING.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(a) Subject to the right-of-way of Harding Pike, now Learning Lane, and any other road which may lie on said premises.