AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

This Instrument Prepared By:
Bottorff & Kavin, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Robert D. Adams and Eleanor T. Adams 9209 Sawyer Brown Rd. Nashville, TN 37221	Owner	Map: 142-13-0-C Parcel: 152

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 215,000.00.

Affiant

My Commission Expires:

SHANNON PHILPIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

Notary Public

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FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Kristy Robinson, Trustee of the Herbert Spence Sutton, Jr. and Mamie Smith Sutton Trust under Agreement dated June 27, 2006 and amended February 7, 2008, with full power of sale and without the necessity of joinder of any beneficiary of said Trust, ("Grantor"), by these presents does hereby sell, transfer, and convey to Robert D. Adams and wife, Eleanor T. Adams, ("Grantees"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of real property more particularly described as follows, to wit:

See Exhibit A attached hereto and incorporated herein.

Being the same property conveyed by Haury and Smith Contractors, Inc. to Herbert S. Sutton, Jr. and wife, Mamie S. Sutton, as tenants by the entirety, by Warranty Deed dated March 14, 2003 of record as Instrument No. 20030317-0034820, Register's Office, Davidson County, Tennessee, and further being the same property title to which vested solely in the said Herbert S. Sutton, Jr. upon the death of Mamie S. Sutton on February 11, 2008.

BILL GARRETT, Davidson County
Trans:T20100012106 DEEDWARR
Recvd: 03/02/10 09:00 7 pgs
Fees:38.00 Taxes:795.50
20100302-0015629

And further being the same property that was devised to the said Kristy Robinson, Trustee of said Trust by the Last Will and Testament of Herbert S. Sutton, Jr., deceased, of record in the office of the Circuit Court Clerk (Probate Division) for Davidson County, Tennessee, In Re: Estate of Herbert S. Sutton, Jr., deceased, Docket No. 09P-1358, as confirmed by the Executor's Quitclaim Deed of record as Instrument No. 20100201-0007611 said Register's Office, with the said Kristy Robinson having been previously appointed as Trustee of said Trust by Order of the Seventh Circuit Court (Probate Division) of record in the office of the Circuit Court Clerk (Probate Division) for Davidson County, Tennessee in the conservatorship proceedings for Herbert S. Sutton, Jr., Docket No. 09P-999. (Herbert S. Sutton, Jr. was one and the same person as Herbert Spence Sutton, Jr., and Mamie S. Smith was one and the same person as Mamie Smith Sutton)

This is improved property known as 9209 Sawyer Brown Road, Nashville, Tennessee 37221.

This conveyance is subject to the aforesaid Master Deed, By-Laws, Plats and annexation documents, and to the Covenants, Conditions and Restrictions for the River Plantation Section 8-11 Umbrella Association, Inc., of record in Book 7389, page 924 Plat in Book 7900, page 745, et. seq., as re-recorded in Book 7900, page 945, Register's Office for said County, and to the real property taxes for the year 2010.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees and their heirs and assigns forever.

AND the Grantor does hereby covenant with the Grantees, as said Trustee, but not individually, that she is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind herself, and her heirs and assigns, as Trustee of said Trust, but not individually, to warrant and forever defend the title to the said real property to the said Grantees and their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand as of this the 26th day of February, 2010.

GRANTOR:

Kristy Robinson, trustee

Kristy Robinson, Trustee of the Herbert Spence Sutton, Jr. and Mamie S. Sutton Trust under Agreement dated June 27, 2006 and amended February 7, 2008.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristy Robinson as Trustee of the Herbert Spence Sutton, Jr. and Mamie S. Sutton Trust under Agreement dated June 27, 2006 and amended February 7, 2008, with whom I am personally acquainted, or proved to me upon satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument as Trustee of said Trust for the purpose therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 26th day of February, 2010.

Notary Public

My Commission Expires: 11/24/2013

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

EXHIBIT "A"

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 9209 (Parcel No. 152), together with the carport designated No. 9209-C, in RIVER PLANTATION, SECTION ELEVEN, PHASE 6, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 6, Condominium Apartments, recorded in Instrument No. 20010905-0095982, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Instrument No. 20010911-0098566, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 6, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694; Section Eleven, Phase, 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section Eleven, Phase 3, by annexation document of record in Book 11332, page 184, and Plat Book 9700, page 835; Section Eleven, Phase 4, by annexation document of record in Book 11432, page 903, and Plat Book of record in Book 9700, page 971, as amended; Section Eleven, Phase 5, by annexation document of record in Instrument No. 20010131-0009315, and Plat of record in Instrument No. 20000918-0092190; and Section eleven, Phase 6, by annexation document of record in Instrument No. 20010911-0098566, and Plan in Instrument No. 20010905-0095982, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

COPY

This Instrument Prepared by:
Law Office of Mary Catherine Kelly
1224 Columbia Avenue
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

FIRST AMENDMENT OF THE HERBERT SPENCE SUTTON, JR. AND MAMIE SMITH SUTTON TRUST AGREEMENT

We, HERBERT SPENCE SUTTON, JR., AND MAMIE SMITH SUTTON, residents of Davidson County, Tennessee, hereby declare that this is the first codicil to our Herbert Spence Sutton, Jr. and Mamie Smith Sutton Trust Agreement dated June 27, 2006.

The original document on Pages 2 and 3, Article 2.7 (b) reads as follows:

After the resignation, death, or inability to manage affairs of both original Trustees, William Van Cleave, currently residing at 783 Greeley Drive Nashville, Tennessee 37205, and Thomas Kilpatrick, 1289 Cheyenne Blvd., Madison, TN 37115 are hereby appointed Co-Successor Trustees. In the event William Van Cleave is unable or unwilling to serve for any reason, James E. Stevens, Jr. currently residing at 4229 Wallace Lane, Nashville, Tennessee 37215, is hereby appointed Co-Successor Trustee to serve in his place. Both Trustors or a surviving Trustor, while alive and competent, may, during life, appoint the Successor Trustee(s) to serve in place of the Trustor or Trustors as the case may be. Such appointment must be in writing signed by said Trustor or Trustors. Said writing may be informal and handwritten without witnesses or notarizing. In the event said appointment is reduced to a typewritten or computer generated form signed by said Trustor or Trustors, it must be witnessed and notarized under the laws of the state in which said Trustor or Trustors reside.

We amend our Trust by changing the following language in the original document on Pages 2 and 3, Article 2.7 (b) to read as follows:

After the resignation, death, or inability to manage affairs of both original Trustees, William Van Cleave, currently residing at 783 Greely Drive, Nashville, Tennessee 37205 and James E. Stevens, Jr. are hereby appointed Co-Successor Trustees. James E. Stevens Jr. currently resides at 4299 Wallace Lane, Nashville, Tennessee 37215. Both Trustors or a surviving Trustor, while alive and competent, may during their lives, appoint the Successor Trustee(s) to serve in place of the Trustor or Trustors as the case may be. Such appointment must be in writing signed by said Trustor or Trustors. Said writing may be informal and handwritten without witnesses or notarizing. In the event said appointment is reduced to a

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typewritten or computer generated form signed by said Trustor or Trustors, it must be witnessed and notarized under the laws of the state in which said Trustor or Trustors reside.

We confirm and republish Our Herbert Spence Sutton Jr., and Mamie Smith Sutton Trust agreement dated June 27, 2006, in all respects other than those mentioned in this instrument. We sign our names to this codicil on this the 7 day of Feb, 2008, in the County of Williamson, State of Tennessee, in the presence of Doni Harris and Susan C. Riddle, attesting witnesses, who subscribe their names hereto at my request and in my presence.

Herbert Spence Sutton, Jr., Trustor

Herbert Spence Sutton, Jr., Trustee

Mamie Smith Sutton, Trustor

Mamie Smith Sutton, Trustee

On the date last written above, Herbert Spence Sutton, Jr., and Mamie Smith Sutton, known to us to be the persons whose signature appears at the end of this codicil, declared to us, the undersigned, that the foregoing instrument, consisting of three (3) pages, including the page on which we have signed as witnesses, was the First Codicil to their Herbert Spence Sutton, Jr. and Mamie Smith Sutton Trust Agreement dated on June 27, 2006.

They then signed the codicil in our presence, and at their request, in their presence and in the presence of each other, we now sign our names as witnesses.

WITNESSES:

Doni Harris
Name

1224 Columbia Ave.
Franklin, TN. 37064
Address

Susan C. Riddle
Name

1224 Columbia Ave
Franklin TN 37064
Address

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, in and for said County and State, the within named Herbert Spence Sutton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he/she executed the foregoing instrument for the purposes therein contained.

Sworn before me on this the 7 day of FEB, 2008.

Mary Catherine Kelly
Notary Public

My commission expires: 05/10/09

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, in and for said County and State, the within named Mamie Smith Sutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he/she executed the foregoing instrument for the purposes therein contained.

Sworn before me on this the 7th day of February, 2008.

Mary Catherine Kelly
Notary Public

MARY CATHERINE KELLY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN
My Commission Expires May 10, 2009

My commission expires: 05/10/09

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