THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FTEC File No. 29352-02-2010 **Record & Return To:** Premier Escrow, Inc. 4301 Hillsboro Road, Suite 300 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me this 8th day of March, 2010. Notary Public My Commission Expires: CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires OCT 21, 2013

WARRANTY DEED

Address New Owner: Ben Goodman, Brittany Goodman 4335 Barnes Cove Drive Nashville, TN 37211	**Send Tax Bills To:** Franklin American Mtg. Co. 501 Corporate Centre Dr. Ste. 400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 173090A73300CO

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, **Lori H. O'Connor and husband, Gavin O'Connor**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ben Goodman and wife, Brittany Goodman** ("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 4335 Barnes Cove Drive, Nashville, TN 37211

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 8th day of March, 2010.

Lori H. O'Connor

Gavin O'Connor

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lori H. O'Connor and Gavin O'Connor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2010.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20100014220 DEEDWARR
Recvd: 03/10/10 10:09 2 pgs
Fees:13.00 Taxes:943.50
20100310-0018338

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 606 on the Plan of Section Two, Phase Eight, Lenox Village, as of record in Plat Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Lori H. O'Connor and husband Gavin O'Connor by deed dated April 22, 2008 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080423-0041563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826 made applicable in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Master Deed Restrictions of record in Instrument No. 20020315-0032825, made applicable in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee.
7. Agreements for Dedication of Easement for sanitary sewers and/or storm drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.