RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Robert S. Sturgis
Affiant

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

Subscribed and sworn to before me, this 1st **day of April, 2010.**

Notary Public
My commission expires: 7-3-2010

03-0911-36314

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robert S. Sturgis	Bank of America, N.A.	147-05-0 073.00
305 Garrett Drive	4500 Amon Carter Blvd.	
Nashville TN 37211	Fort Worth, TX 76128	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edwana Boucher, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert S. Sturgis, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot 151, on the Plan of Section One (Revised), Caldwell Hall, of record in Book 2900, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Edwana Boucher, unmarried, by deed from Carl David Parker and Deborah Davis Parker, dated May 28, 1976, recorded June 2, 1976 in Book 5031, Page 51, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 305 Garrett Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

BILL GARRETT, Davidson County
Trans:T20100019325 DEEDWARR
Recvd: 04/05/10 10:05 2 pgs
Fees:13.00 Taxes:721.50
20100405-0024812

WITNESS my hand this 1st day of April, 2010.

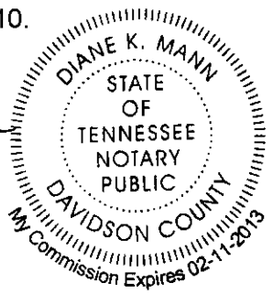
Edwana Boucher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edwana Boucher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of April, 2010.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/11/13