BILL GARRETT, Davidson County
Trans:T20100021242 DEEDWARR
Recvd: 04/09/10 16:07 4 pgs
Fees:23.00 Taxes:3291.11
20100409-0027080

THIS INSTRUMENT PREPARED BY:
J. Evan Gower
201 Summit View Drive, Suite 110
Brentwood, Tennessee 37027

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kenneth M. Larish and wife Tristan S. Larish 1109 Chateau Lane Nashville, Tennessee	144-07-0-019	same

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas W. Orcutt, Trustee under the Thomas W. Orcutt Living Trust Agreement** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Kenneth M. Larish and wife Tristan S. Larish** (the "Grantee"), their assigns and successors, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property located at 1109 Chateau Lane, Nashville, Tennessee, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the

lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 9th day of April, 2010.

GRANTOR:

Thomas W. Orcutt,
Trustee under the Thomas W. Orcutt
Living Trust Agreement

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Thomas W. Orcutt, Trustee under the Thomas W. Orcutt Living Trust Agreement (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this the 9th day of April, 2010

NOTARY PUBLIC

My Commission Expires: 3/10/12

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $889,490.00.

Subscribed and sworn to before me, this the 9th day of April, 2010.

Notary Public

My Commission Expires: 3/10/12

J. EVAN GOWER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Chickering Park, Section Three, of record in Plat Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS ORCUTT, by deed from THOMAS M. HARRIS AND WIFE, CONSTANCE M. HARRIS, of record in Book 11644, page 928, dated August 30, 1999, said Register's Office. Being further conveyed to THOMAS W. ORCUTT LIVING TRUST, DATED DECEMBER 5, 2003, by Quitclaim Deed from THOMAS W. ORCUTT, of record as Instrument No. 20040122-0008673, dated January 19, 2004, as re-recorded as Instrument No. 20040513-0056332, dated January 19, 2004, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Real Property Taxes for 2010 and subsequent years prior to their becoming delinquent.

2. Plat Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee