RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29508
(Davidson County File Box 9-B)

WARRANTY DEED

CHRISTINA M. READ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $253,000.00.

Affiant

Subscribed and sworn to me on April 26, 2010.

NOTARY PUBLIC

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20100025054 DEEDWARR
Recvd: 04/27/10 13:42 2 pgs
Fees:13.00 Taxes:936.10
20100427-0031878

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul Gross and Rebecca Bilbrey 7529 Henderson Drive Nashville, Tennessee 37221	USAA FEDERAL SAVINGS 10750 MCDERMOTT FWY SAN ANTONIO, TX 78288	155-08-0E-057.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROCHFORD REALTY AND CONSTRUCTION CO., INC., a Tennessee corporation**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **PAUL JOSEPH GROSS AND REBECCA E. BILBREY, husband and wife**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Bellevue Highlands, Phase 2, of record in Instrument No. 20010202-0010403, 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 Rochford Realty and Construction Co., Inc., a Tennessee corporation, from Francis R. Tanner and wife, Lauren J. Tanner, by Warranty Deed dated November 12, 2009 and recorded November 17, 2009 in Instrument No. 20091117-0105802, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters as shown on the Plan of Bellevue Highlands, Phase 2, of record at Instrument No. 20010202-0010403, Register's Office for Davidson County, Tennessee; and
4. Declaration of Covenants, Conditions, and Restrictions for Bellevue Highlands including, but not limited to, easements assignments, charges and liens contained in Book 11592, Page 670, said Register's Office; and
5. By-Laws of record in Book 11592, Page 707, said Register's Office; and
6. Conveyance of Open Space of record in Instrument No. 20010924-0102911 and Instrument No. 20020506-0054929, said Register's Office; and
7. Storm Water Detention Agreement of record in Book 11509, Page 615, said Register's Office; and
8. The mortgage loan inspection done by Alley & Associates dated December 18, 2002, indicates that the driveway and the walkway encroach the 20 foot public utility and drainage easement, and the deck encroaches the 20 foot minimum setback line; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7529 Henderson Drive, 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 GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS our hands on April 26, 2010.

Rochford Realty and Construction Co., Inc.,
a Tennessee corporation
By: _____
James G. Morrissey
Its: Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James G. Morrissey, an authorized representative and Vice President of Rochford Realty and Construction Co., Inc. a Tennessee Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, the within named bargainor, and that he as such authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation, has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as authorized representative and V.P. of Rochford Realty and Construction Co., Inc., a Tennessee Corporation.

Witness my hand and official seal on April 26, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY