THIS INSTRUMENT PREPARED BY:
Mudter Morgan, Patterson & Akins
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
FTEC File No. 29484-04-2010

Record & Return To:
Chapman & Rosenthal Title, Inc.

BILL GARRETT, Davidson County
Trans:T20100025848 DEEDWARR
Recvd: 04/30/10 09:49 2 pgs
Fees:13.00 Taxes:1942.50

20100430-0032920

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charles Michael Stein 2011 Sweetbriar Avenue Nashville, TN 37212	New Owner	Map and Parcel No.: 11703002500

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, **Christopher P. Toft and wife, Nicole D. Toft**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Michael Stein and wife, Lorraine Burger** ("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 2011 Sweetbriar Avenue, Nashville, TN 37212

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 23rd day of April, 2010.

Christopher P. Toft

Nicole D. Toft by Christopher P. Toft Attorney in Fact
Nicole D. Toft
By Christopher P. Toft, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher P. Toft**, 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 23rd day of April, 2010.

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher P. Toft with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that Christopher P. Toft is the Attorney-in-Fact for the said Nicole D. Toft and is authorized by the said Nicole D. Toft to execute this instrument on her behalf.

Witness my hand, at office, this 23rd day of April, 2010.

My Commission Expires:

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
May 6, 2013
STATE OF TENNESSEE

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 and the westerly 1 1/2 feet of Lot No. 22 on the Plan of the resubdivision of T.W. Crutcher & Company's Subdivision of the Hostettler property, as of record in Book 843, page 71, Register's Office for said County, described together as follows:

Beginning on the southerly margin of Sweetbrier Avenue at a point 500 feet east of the easterly margin of 21st Avenue, South, formerly the Hillsboro Road, said point being the corner of Lots Nos. 20 and 21; thence with the line between said two lots, southwardly 142 1/2 feet; thence eastwardly 50 1/2 feet; thence southwardly 17 feet to the northwest corner of Lot No. 26A; thence with the northerly line of said Lot 26A, eastwardly 11 feet; thence northwardly 160 feet to the southerly margin of Sweetbrier Avenue; thence with said avenue, westwardly 61 1/2 feet (erroneously referred to as 6-1/2 feet in the four previous deeds) to the beginning.

Together with a perpetual easement for ingress and egress as set forth in the instrument of record in Book 7403, page 737, as re-recorded in Book 7472, page 939, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher P. Toft and wife, Nicole D. Toft, as tenants by the entirety, by deed dated November 21, 2008, from Michael T. Beckham, of record in Instrument No. 20081209-0118751, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 2010 City/County Taxes which have been paid by the Grantor and prorated by the parties.
3. State and County taxes for the year 2010, a lien, but not yet due and payable. Map and Parcel No. 11703002500.
4. State and County taxes for the year 2009, in the amount of $5800.61, PAID. Map and Parcel No. 11703002500.
5. All matters appearing on the Plan of record as Book 843, Page 71, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record in Book 7403, Page 737, rerecorded in Book 7472, Page 939, and as amended in instrument 20081209-0118750. Register's Office for Davidson County, Tennessee.