RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29306
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20100026066 DEEDWARR
Recvd: 04/30/10 14:55 2 pgs
Fees:13.00 Taxes:4066.30
20100430-0033175

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,099,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2010. Notary Public My Commission Expires:

MARCY E. SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
J. Michael Morgan, Trustee 4107 Vailwood Drive Nashville, TN 37215	FIRST TENNESSEE BANK 9700 BISSONNET STREET #1500 HOUSTON, TX 77036	131 01 0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, a Tennessee general partnership**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **J. MICHAEL MORGAN, TRUSTEE FOR THE VAILWOOD FAMILY TRUST**, with full power to sell, convey, or encumber the property without joinder of beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of Part Three Wallace Subdivision, of record in Book 1130, Page 82, Register's Office for said County.

Said Lot No. 33 fronts 100 feet on the westerly margin of Vailwood Drive and extends back 197 feet on the northerly line and 196.8 feet on the southerly line to a dead line in the rear, measuring 108 feet thereon.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by Warranty Deed from Lester L. Porter, III and Rosemary Porter, married, of record as Instrument No. 20081126-0116058, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1130, page 82, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4107 Vailwood Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and we covenant with the said Grantee that we are lawfully seized 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of April, 2010.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

BY: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, 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 he is the Managing Partner, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of April, 2010.

_____
Notary Public

My Commission Expires: _____

MARCY E. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013