WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $503,000.00.

Affiant

Subscribed and sworn to me on April 28, 2010.

NOTARY PUBLIC

My Commission Expires 3-4-13

PHYLLIS KEENAN NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100026908 DEEDWARR
Recvd: 05/05/10 15:09 2 pgs
Fees:13.00 Taxes:1861.10
20100505-0034252

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24433SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily Boulden Warth Andrew Archer Warth 1510 Paris Avenue Nashville, TN 37212	Sumner Bank & Trust 780 Browns Lane GAllatin, tN 37066	117-04-195

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, W. Morton Southall and wife, Kathleen D. Southall, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Emily Boulden Warth and husband, Andrew Archer Warth hereinafter called **"GRANTEES,"** their heirs 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. 52 and the easterly 7 and 1/2 feet of Lot No. 53 on the Map of Victoria Place of record in Book 332, page 10, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Morton Southall and spouse, Kathleen D. Southall, by Warranty Deed from Caravel Properties, LLC, of record as Instrument No. 20061201-0148701 in the 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 taxes which have been prorated by the parties and assumed by the Grantees; and
2. 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.
3. Subject to matters shown on Map of Victoria Place of record in Book 332, page 10, in the Register's Office for Davidson County, Tennessee.
4. Survey by John Kohl & Co., dated January 25, 2000, shows neighbor's concrete drive encroaching the westerly lot line 7.5 feet; carport encroaching the westerly lot line 2.5 feet, and fence encroaching the westerly lot line 1 foot.

5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
6. Subject to Belmont-Hillsboro Neighborhood Conservation Overlay of record as Bill No. BL2007-1407 in the Metro Clerk's Office, together with any and all restrictions imposed by the Metropolitan History Zoning Commission, not of record.

This property is also known as improved property located at 1510 Paris Avenue, Nashville, TN 37212.

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their 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 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 28, 2010.

W. Morton Southall

Kathleen D. Southall

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 28, 2010, before me personally appeared W. Morton Southall and Kathleen D. Southall to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 28, 2010.

NOTARY PUBLIC

My Commission Expires:

JULIE BHATTACHARYA PEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Julie Bhattacharya Peak
My Commission Expires
September 25, 2010
STATE OF TENNESSEE