THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29408-03-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires MAY 8, 2012

Address New Owner: Claiborne Blevins 113 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 11607003500

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, **William David Bartholomew, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aretha N. McKinney, married** ("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 113 Lynnwood Boulevard, Nashville, TN 37205

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.

This is not now nor has it ever been the principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2010.

William David Bartholomew

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William David Bartholomew**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100026918 DEEDWARR
Recvd: 05/05/10 15:23 2 pgs
Fees:13.00 Taxes:6475.00

20100505-0034257

EXHIBIT "A"

Land in the City of Belle Meade, Davidson County, Tennessee, being Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot, (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office), described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of Lots Nos. 4 and 5; thence with the line between said lots, westwardly 285-1/2 feet to the center of a 30-foot court, now abandoned; thence with the center of said abandoned court southwardly 200 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots, eastwardly 339 feet to the westerly margin of Lynwood Boulevard; thence northwardly 155 feet to the beginning of a curve in said boulevard; thence with said curve in a northwesterly direction 139-1/2 feet to the center of Lots Nos. 4 and 5, the point of beginning.

Included in the above tract but specifically excluded from this transfer is the following tract:

Land in the City of Belle Meade, Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office); described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, south 81-1/2 degrees west 339 feet to the center of a 30 foot court now abandoned; thence with the center of said abandoned court northwardly 97 feet; thence north 74 degrees 30 minutes east 375.5 feet, more or less to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly 138.78 feet, more or less to the beginning.

Being the same property conveyed to William David Bartholomew, married by Deed dated October 1, 2008 from Donald Seitz and wife, Maureen Seitz of record in Instrument No. 20081017-0104421, 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. Easement for sanitary sewer to City of Belle Meade of record in Book 5818, page 843, Register's Office for Davidson County, Tennessee.
3. Agreement recorded in Book 806, page 76, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, page 45, Register's Office for Davidson County, Tennessee.