WARRANTY DEED

JEFF T. GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Tara N. Jones
Affiant

Subscribed and sworn to me on May 17, 2010.

NOTARY PUBLIC

My Commission Expires: 7/8/13

Davidson County DEEDWARR
Recvd: 05/19/10 08:09 3 pgs
Fees:18.00 Taxes:1572.50
20100519-0038460

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 #
B2J Revocable Trust P.O. Box 150206 Nashville, Tennessee 37215	SAME	117-15-0-016.00

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, **WILLIAM D. WALTON and JOHN CHARLES WALTON, JR.**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **STEPHEN T. CHURCH a/k/a STEVE CHURCH and SUSAN O. CHURCH, TRUSTEES of B2J REVOCABLE TRUST,** hereinafter called **"GRANTEE,"** its 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. 22 on the Plan of Glen Echo Subdivision of record in Book 1424, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 195 feet on the southerly side of Hillmont Drive and extends back 214.5 feet on the easterly line and 210.9 feet on the westerly line to the northerly line of Lot No. 27, measuring 176 feet thereon.

Being the same property conveyed to William D. Walton and John Charles Walton, Jr., as tenants in common, from William D. Walton, Successor Trustee of the Virginia Y. Walton Revocable Living Trust dated September 14, 2005, by Quitclaim Deed dated November 21, 2008 and recorded November 24, 2008 in Instrument No. 20081124-0115194, Register's Office for Davidson County, Tennessee, and being corrected by a Scrivener's Affidavit of record in Instrument No. 20100518-0038428, said Register's Office.
Further, having been the same property conveyed to Virginia Y. Walton Revocable Living Trust as Trustee of Virginia Y. Walton Revocable Living Trust dated September 14, 2005 from Virginia Y. Walton by Warranty Deed dated September 21, 2005 and recorded September 22, 2005 in Instrument No. 20050922-0113810, Register's Office for Davidson County, Tennessee, and being corrected by a Scrivener's Affidavit of record in Instrument No. 20100518-0038426, said Register's Office.

By executing this deed, William D. Walton and John Charles Walton, Jr. further convey to Grantee all oil, gas and mineral rights reserved in the Warranty Deed of record in Instrument No. 20050922-0113810, Register's Office for Davidson County, Tennessee, and being corrected by a Scrivener's Affidavit of record in Instrument No. 20100518-0038426, said Register's Office.

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 Grantee; 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. Plan of Glen Echo Subdivision of record in Book 1424, Page 52, Register's Office for Davidson County, Tennessee; and
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3984, Page 810, said Register's Office; and
5. Restrictions of record in Book 1542, Page 340 and Book 1677, Page 361, said Register's Office; and
6. 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 1749 Hillmont Drive, Nashville, Tennessee 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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 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 GRANTEE, its 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 May 17, 2010.

William D. Walton

William D. Walton

John Charles Walton, Jr. by William D. Walton, his Attorney-In-Fact

William D. Walton, his Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 17, 2010, before me personally appeared **William D. Walton** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 17, 2010.

NOTARY PUBLIC

JEFF T. GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/13

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 17, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William D. Walton**, with whom I am personally acquainted, (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **John Charles Walton, Jr.** for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for **John Charles Walton, Jr.** and is authorized by **John Charles Walton, Jr.** to execute this instrument on his behalf.

Witness my hand and official seal on May 17, 2010.

NOTARY PUBLIC

JEFF T. GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/13

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY