THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040357**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00 Affiant Subscribed and sworn to before me, this 21st day of May, 2010. Notary Public My Commission Expires: 11/22/13

BILL GARRETT, Davidson County
Trans:T20100030894 DEEDWARR
Recvd: 05/24/10 09:10 2 pgs
Fees:13.00 Taxes:1110.00
20100524-0039551

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William J. Anderson and Marcie D. Anderson 107 Page Road Nashville TN 37205	New Owner	Tax Parcel ID No. 13-1-104.00

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, **107 Page Road, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Anderson and wife, Marcie D. Anderson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, BLOCK "J" ON THE 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS I, J & L, as shown on plat of record in Plat Book 1130, Page 71, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to 107 Page Road, Inc. by Warranty Deed from Keith W. Hagan, Carole C. Hagan, Lauren Hagan and Caroline Hagan, recorded on the 21st day of April, 2008 in Instrument No. 20080421-0040086, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK "J" ON THE 2ND REVISED PLAN OF HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS I, J & L, as recorded in Plat Book 1130, Page(s) 71.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement for Dedication of Easement, recorded in Book 6288, Page 472.

This is improved property located at 107 Page Road Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of May, 2010.

107 Page Road, Inc.

By: Wayne C. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne C. Anderson, 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 a partner in 107 Page Road, Inc., a Tennessee corporation, 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 21st day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY