Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***310,000.00

Affiant

Subscribed and sworn to before me this 8th day of July, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100042278 DEEDWARR
Recvd: 07/09/10 15:23 2 pgs
Fees:13.00 Taxes:1147.00
20100709-0054042

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
William Bliss Hicky 2121 Blair Boulevard Nashville, Tennessee 37212	Pinnacle National Bank 150 3rd Ave. So. #900 Nashville, TN 37201	MAP 104-15-0 PARCEL 177.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ten Thousand and 00/100 Dollars ($***310,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Scott P. Bateman, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto William Bliss Hicky, an unmarried man, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly half of Lot No. 5 on the Plan of R.E. Connell's Sub of N.E. part of Lot No. 23 Sarah A. Gordon (Unregd) of record in Book 454, page 24, as amended in Book 454, page 155, in the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 50.0 feet on the southerly margin of Blair Boulevard and extends back between parallel lines a distance of 105.25 feet to a dead line in the rear.

BEING the same property conveyed to Scott P. Bateman, unmarried, by Warranty Deed dated September 25, 1987, from Rhonda J. Fleming, unmarried, of record in Book 7362, page 696, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2121 Blair Boulevard, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of R.E. Connell's Sub of N.E. part of Lot No. 23 Sarah A. Gordon (Unregd) of record in Book 454, page 24, as amended in Book 454, page 155, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 8th day of July, 2010.

Scott P. Bateman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott P. Bateman, the bargainor, 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 and official seal this 8th day of July, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY