

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$352,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF July, 2010.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 12-10-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. & Maria D. Moen 450 Kinhawk Drive Nashville, TN 37211	Churchill Mortgage Corp 10 Cadillac Drive #150 Brentwood TN 37027	Tract 1: Map 172.08 Parcel 14 Tract 2: Map 172.08 Parcel 49

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Warner Partners, LP and Edward Quinn Warner, Jr. and Scott Patrick Warner, Personal Representatives of the Estate of Betty Sue Warner

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

James C. Moen and wife, Maria D. Moen

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

See Attached Exhibit "A" Legal Description

Davidson County DEEDWARR
Recvd: 08/04/10 11:42 4 pgs
Fees:23.00 Taxes:1304.25
20100804-0061332

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Tract 1: Plat Book 4975, Page 906, Tract 2: Plat Book 4175, Page 128, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Tract 1: Book 4424, Page 976, and in Book 4975, Page 907, Tract 2: Book 4424, Page 976, Register's Office for Davidson County, Tennessee.
3) Tract 1: Property is subject to easement for water lines to Metro Government in Instrument No. 20020822-0101447, said Register's Office.
4) 2010 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **450 Kinhawk Drive, Nashville, TN 37211 and Lot #44 of Forest Acres Estates**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand(s) this 26th day of July, 2010.

Edward Quinn Warner, Jr., Personal Representative

Scott Patrick Warner, Personal Representative

Edward Quinn Warner, Jr., GP, LP
Edward Quinn Warner, Jr., General Partner & Limited Partner

Scott Patrick Warner GP, LP
Scott Patrick Warner, General Partner & Limited Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Scott Patrick Warner, with whom I am personally acquainted, (or who 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 23rd day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Scott Patrick Warner 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 General Partner and Limited Partner of 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 23rd day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

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Witness my hand, at office, this 26th day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

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MY COMMISSION EXPIRES: NOVEMBER 4, 2013

Exhibit "A" Legal Description

Tract 1:

Land in Davidson County, Tennessee Being Lot No. 1, Resubdivision of Lot 45, Section 2, Forest Acres Estates Book 4175, Page 128, R.O.D.C. and part of an adjacent tract of land, of record in Instrument Number 20090702-0061818, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

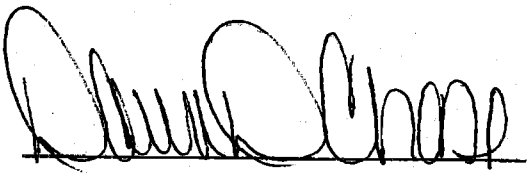
Being the same property conveyed to Edward Quinn Warner, and wife, Betty Sue Warner by Installment deed from First American National Bank, Trustee, and Joe C. Smithson and wife, Vivian R. Smithson, dated November 14, 1975 of record in Book 4975, Page 906, Register's Office for Davidson County, Tennessee. Edward Quinn Warner died September 18, 2000, property vests in Betty Sue Warner as surviving tenant by the entirety. Betty Sue Warner died testate January 8, 2008, property now vests in Edward Quinn Warner, Jr. and Scott Patrick Warner as Co-Executors of the Estate of Betty Sue Warner.

Tract 2:

Land in Davidson County, Tennessee, Being Lot No. 44, Section 2, Forest Acres Estates, as of record in Book 4175 Page 128, Register's Office for said County. Said Lot 44 fronts 265 feet on the northerly margin of Kinhawk Drive and runs back 217.25 feet on the westerly line and 148.72 on the easterly line to a dead line in the rear, measuring 223.71 feet thereon.

Being the same property conveyed to Betty Sue Warner by deed from Brooks B. Little dated August 26, 2004, of record in Instrument No. 20040909-0108971, Register's Office for Davidson County, Tennessee. Betty Sue Warner died testate January 8, 2008. Property vests in Edward Quinn Warner, Jr. and Scott Patrick Warner as Co-Executors of the Estate of Betty Sue Warner. Property then conveyed to Warner Partners, LP by Quitclaim Deed from Edward Q. Warner, Jr. and Scott P. Warner, dated October 15, 2008, of record in Instrument Number 20081015-0103966, Register's Office for Davidson County, Tennessee.

I, Dawn Chase 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.

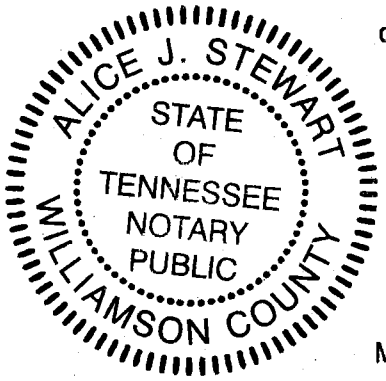


Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Alice J Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).