THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29618-07-2010** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2010. Notary Public My Commission Expires: 5/20/14 LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: David Haines 2604A Belcourt Avenue Nashville, TN 37212	**Send Tax Bills To:** Fidelity Bank d/b/a Fidelity Bank Mtg. 3 Corporate Square, Suite 700 Atlanta, GA 30329	**Tax Information:** Map and Parcel No.: 104 070 55000

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, **Leland Y. Tsao, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Haines*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

***III, unmarried, and David Haines, II, married**

This is improved property located at 2604A Belcourt Avenue, Nashville, TN 37212

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.

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

Leland Y. Tsao by Gerald G. Patterson Attorney-In-Fact

Leland Y. Tsao
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State , GERALD G. PATTERSON, 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 the Attorney-In-Fact for the said LELAND Y. TSAO and is authorized by the said LELAND Y. TSAO to execute this instrument on his behalf.

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

Notary Public

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20100048672 DEEDWARR
Recvd: 08/06/10 11:24 2 pgs
Fees: 13.00 Taxes: 684.50

20100806-0062118

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14-B on the Plan of Zone Lot Division, Lot No. 14, Stokes and Marshall Subdivision as of record in Plat Book 5800, page 376 (erroneously referred to as page 106 in the previous deed of record), amending Book 332, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leland Y. Tsao, unmarried, by deed dated May 22, 1992 from James W. Harding and wife, Susan V. Harding and Richard B. Johnston, Jr. and wife, Mary Anne C. Johnston of record in Book 8637, page 996, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated and will be assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6226, page 913 and Book 6238, page 267, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as book 332, page 106, amended in Book 5800, page 376, Register's Office for Davidson County, Tennessee.