THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29682-08-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,121,675.00. Affiant Subscribed and sworn to before me this 31st day of August, 2010. Notary Public My Commission Expires:

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

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Lawson C. Allen Mary Lauren Allen 326 Lynnwood Boulevard Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 110 06000

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, **H. Calister Turner, III,** ~~xx~~married;*("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawson C. Allen and wife Mary Lauren Allen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*This is not now, nor has it ever been the principal residence of the Grantor.

This is improved property located at 326 Lynnwood Boulevard, Nashville, TN 37205

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 31st day of August, 2010.

H. Calister Turner, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **H. Calister Turner, III**, 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, at office, this 31st day of August, 2010.

Notary Public

LYNN BRADLEY WOODS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: July 7, 2014

My Commission Expires:

July 7, 2014

BILL GARRETT, Davidson County
Trans:T20100055064 DEEDWARR
Recvd: 09/02/10 11:01 2 pgs
Fees:13.00 Taxes:4150.20

20100902-0069865

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Revision of Turner Subdivision as of record in Plat Instrument No. 20100824-0066954, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to H. Calister Turner, III and Donnetta Hope Turner by deed dated 11/23/2005 from Jeanne McEwen Suffridge, unmarried, Sarah Elizabeth Suffridge Harrington, Martha Alice Suffridge Copeland, and Robert Lee Suffridge, Jr., as tenants in common, of record in Instrument No. 20051123-0142041, Register's Office for Davidson County, Tennessee, and by deed from Charles Howard and wife, Chris Howard, dated 5/31/2006, of record in Instrument No. 20060607-0067789, said Register's Office. Donnetta Hope Turner conveyed her interest in subject property to H. Calister Turner, III by quitclaim deed of record in Instrument No. 20080407-0035236, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2010, which have been prorated and assumed by the Grantee.
2. All matters appearing on the plan of record in Instrument No. 20100824-0066954, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the plan of record in Book 421, pages 102 and 103, and Book 597, page 77, Register's Office for Davidson County, Tennessee.
4. Easement for public utilities of record in Book 4905, page 661, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers of record in Book 5808, page 639, Register's Office for Davidson County, Tennessee.
6. Easement to City of Belle Meade of record in Book 5818, page 863, Register's Office for Davidson County, Tennessee.