THIS INSTRUMENT PREPARED BY: **George E. Mudter, Jr., Esq.** **Mudter & Patterson** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 29670**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner(s): Frank Bumstead, Trustee P. O. Box 340020 Nashville, TN 37203-0020	Send Tax Bills to New Owner	Tax Information: 07800005500

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, Robert E. Crout, Trustee of the One Love Trust, with full power to purchase, sell and mortgage without the joinder of any beneficiary, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Frank Bumstead, Trustee, with full power to mortgage, sell, lease or convey without the joinder of any beneficiary, ("Grantee"), his successors and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located 7779 River Road Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors 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 himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his successors 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.

BILL GARRETT, Davidson County
Trans:T20100055083 DEEDWARR
Recvd: 09/02/10 11:06 3 pgs
Fees:18.00 Taxes:925.00
20100902-0069877

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2010.

Robert E. Crout, Trustee

Robert E. Crout, Trustee of the One Love Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert E. Crout, Trustee of the One Love Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 15th day of September, 2010.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Exhibit "A"

A certain tract of land in Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of River Road at the northwest corner of the property conveyed to Walter A. Lampley, et al; thence with said Lampley's northerly boundary line, North 74 deg. 57 min. East 305 feet; thence South 82 deg. 25 min. East 702 feet to the Cumberland River; thence with the same North 250 feet; thence North 83 deg. 12 min. West 795 feet; thence South 68 deg. 04 min. West 265 feet to the easterly margin of River Road; thence the same, southerly 240 feet to the beginning, containing 5.71 acres more or less.

Being the same property conveyed to Robert E. Crout, Trustee of the One Love Trust with full power to purchase, sell and mortgage without the joinder of any beneficiary, by deed dated June 25, 2008, from Debbie Doebler, Trustee with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary, of record in Instrument No. 20080701-0068023, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters:

1. State and County Taxes for the year 2010, which have been prorated between the parties and assumed by the Grantee.
2. Easement for flowage of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee.
3. Rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
4. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.