BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100059295 DEEDWARR
Recvd: 09/21/10 09:49 3 pgs
Fees: 18.00 Taxes: 1628.00
20100921-0074974

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00.

Amy Adams Gowan
Affiant

Subscribed and sworn to me on September 20, 2010.

Christine L. Lloyd
NOTARY PUBLIC

CHRISTINE L. LLOYD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24682SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Drew Norman Sloan Catherine Tracy Sloan 3732 Central Avenue Nashville, TN 37205	Access National 1800 Robert Fulton Dr. #350 Reston, VA 20191	104-09-026

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Anne B. Livingston f/k/a Anne L. Bannister and husband, William W. Livingston, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Drew Norman Sloan and wife, Catherine Tracy Sloan, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot 224 and the easterly 10 feet of Lot 223 on the Plan of Richland Realty Company's Second Subdivision, Division B, of record in Book 332, page 92, in the Register's Office for Davidson County, Tennessee.

Said property adjoins and fronts together 50 feet on the northwesterly margin of Central Avenue and extends back between parallel lines 200 feet to an alley.

Being property conveyed to Anne L. Bannister, unmarried, by Deed from Raymond C. Nelson and wife, Christie H. Nelson, of record in Book 9999, page 27, in the Register's Office for Davidson County, Tennessee. Anne L. Bannister is now known as Anne Bannister Livingston.

NOTE: The foregoing legal description of the subject property is taken from the Warranty Deed recorded in Book 6319, page 557, in the Register's Office for Davidson County, Tennessee, which is believed to be the correct legal description of said property. The legal descriptions contained in the subsequent Warranty Deeds in Book 9999, page 27, and Book 9942, page 201, erroneously omitted the exact parts of Lots 223 and 224 (on Plat Book 332, page 92) that were being conveyed and that make up the current Map/Parcel No. 104-09-026.00. Examination of the current Tax Map 104-09 and the adjacent properties, the Deeds for which are of record in Book 10227, page 780, and Instrument No. 20030110-0004497 in said Register's Office, shows no boundary overlaps with the description contained herein.

RETURN TO:
PREMIER ESCROW, LLC
[illegible] HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

ABL

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on Plan of record in Book 332, page 92, in the Register's Office for Davidson County, Tennessee.
3. Subject to Neighborhood Conservation Zoning Overlay of record as Bill No. 096-179 in the Metro Clerk's Office for Davidson County, Tennessee, and any restrictions imposed by the Metropolitan History Zoning Commission, not of record, pursuant to said Conservation Zoning Overlay.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3732 Central Avenue, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands on September 10, 2010.

Anne B. Livingston

Anne B. Livingston

William W. Livingston

William W. Livingston

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 10, 2010, before me personally appeared Anne B. Livingston and husband, William W. Livingston to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 10, 2010.

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

ABL