[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
David Spencer Thornton and Katherine Elizabeth Bomboy		Map/Parcel -
1501 Clifton Lane	NEW OWNER	11712004900
Nashville, TN 37215		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Erika Mitchell, unmarried** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Katherine Elizabeth Bomboy , a single person and David Spencer Thornton, a single person** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 22, FINAL PLAT OF HAWTHORNE SUBDIVISION, as shown on plat of record in Plat Book 1424, Page 22, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erika Mitchell by Warranty Deed from Zhixiong Xu and spouse, Shaojing Chang, recorded on the 19th day of October, 2006 in Instrument No. 20061019-0130116, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2010 which have been prorated, the payment of which is assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF HAWTHORNE SUBDIVISION, as recorded in Plat Book 1424, Page(s) 22, said Register's Office.
3. Restrictive Covenant for Detached Structure recorded in Instrument No. 20090415-0034205, said Register's Office.

This is improved property commonly known as: 1501 Clifton Lane, Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100064356 DEEDWARR
Recvd: 10/11/10 12:54 2 pgs
Fees:13.00 Taxes:1119.25
20101011-0081383

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $302,500.00

Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 8th day of October, 2010

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of October, 2010

Erika Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October 2010, before me personally appeared Erika Mitchell to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY