THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29802-10-2010** **Record & Return To:** **Metropolitan Escrow** **217 Pineway Drive** **Nashville, TN 37217** File Box 9-B	The actual consideration or value, whichever is greater, for this transfer is: $148,000.00. Affiant Subscribed and sworn to before me this 22nd day of October, 2010. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kathy A Peters 2144 Strombury Drive Hermitage, TN 37076	BankTennessee 1125 West Poplar Ave. Collierville, TN 38017	Map and Parcel No.: 086 080 A 02900 CO

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 Ian Bouchard and wife, Jane Alexandra Bouchard**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathy A. Peters** *** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*** unmarried

This is improved property located at 2144 Strombury Drive, Hermitage, TN 37076

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 22nd day of October, 2010.

Robert Ian Bouchard by

Robert Ian Bouchard
BY: George E. Mudter, Jr., Attorney-In-Fact

Jane Alexandra Bouchard by

Jane Alexandra Bouchard
BY: George E. Mudter, Jr., 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, GEORGE E. MUDTER, JR., 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 ROBERT IAN BOUCHARD AND JANE ALEXANDRA BOUCHARD, and is authorized by the said ROBERT IAN BOUCHARD AND JANE ALEXANDRA BOUCHARD to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of October, 2010.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20100067709 DEEDWARR
Recvd: 10/26/10 09:27 2 pgs
Fees:13.00 Taxes:547.60
20101026-0085538

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Phase II Camden Woods, as of record in Plat Book 6900, page 735, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Ian Bouchard and wife, Jane Alexandra Bouchard by deed dated 06/25/1999 from John H. Goslin, unmarried of record in Book 11554, page 902, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Camden Woods of record in Book 7620, page 561, amended in Book 7657, page 580 and Book 7675, page 926, 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. Charter of Incorporation of Camden Woods Homeowners Association, Inc. of record in Book 7620, page 583, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Camden Woods Homeowner's Association of record in Book 7661, page 32, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 735, Register's Office for Davidson County, Tennessee.

Power of Attorney in Instrument # 20101026008553 6, and 20101026008553 7, Register Office said County.