Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nick Lee Bilby 7241 Green Meadows Nashville, TN 37221	SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224-2245	Map:142-10 Parcel:118.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Derek C. Crownover, Trustee of the Green Meadows Trust** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Nick Lee Bilby** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; Covenants, conditions and restrictions as set forth in instrument of record in Book 5376, page 552, Register's Office for Davidson County, Tennessee; all matters as shown on the subdivision plat of record in Book 5210, page 37, Register's Office for Davidson County, Tennessee. Taxes for the year 2010 were paid and prorated between the Grantor and Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 7241 Green Meadows Lane, Nashville, TN 37221.

EXECUTED with an effective date as of the 22nd day of October, 2010.

TRUSTEE

Derek C. Crownover, Trustee of the Green Meadows Trust

BILL GARRETT, Davidson County
Trans:T20100069281 DEEDWARR
Recvd: 11/02/10 08:43 3 pgs
Fees:18.00 Taxes:684.50
20101102-0087500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the County and State aforesaid, personally appeared Derek C. Crownover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee of the Green Meadows Trust, the within named bargainor, a trust, and that he as the Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 21st day of October, 2010.

NOTARY PUBLIC

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

AFFIANT

Subscribed and sworn to before me this 22 day of October, 2010.

NOTARY PUBLIC

My Commission Expires:
2/5/11

KAREN C. ASPLINT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Green Meadows, Section Two, of record in Plat Book 5210, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek C. Crownover, Trustee of the Green Meadows Trust by Quitclaim Deed from William A. Lewis and Audra P. Lewis, dated June 28, 2010, of record in Instrument No. 20100629-0050491, Register's Office for Davidson County, Tennessee.