THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10101488** William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Richard A. Belden and Shirley N. Belden 920 Bowring Park Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117130B15800CO

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, **Victoria Jo Vail** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard A. Belden and Shirley N. Belden, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1022, FINAL PLAT OF ABBOTTSFORD, PHASE 2, a Planned Unit Development, as shown on plat of record in Instrument No. 20010502-0044874, 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 by Warranty Deed from Felker Homes, Inc., a Tennessee corporation to Christopher J. Coates and wife, Victoria J. Vail as recorded on the 16th day of August, 2004 in Instrument No. 20040816-0098861 and Quitclaim Deed from Christopher John Coates to Victoria Jo Vail as recorded on the 30th day of March, 2009 in Instrument No. 20090330-0028563, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF ABBOTTSFORD, PHASE 2, as recorded in Instrument No. 20010502-0044874, amended at Instrument No. 20020305-0027572, corrected at Instrument No. 20020828-0104512 and Plat Book 6250, Page 419 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants. conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20100070772 DEEDWARR
Recvd: 11/08/10 12:08 2 pgs
Fees:13.00 Taxes:3145.00
20101108-0089404

Covenants, Conditions and Restrictions recorded in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10458, Page 810, Instrument Nos. 20010330-0030930, 20010502-0045152, rerecorded at Instrument No. 20010514-0049648 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Abbottsford Homeowners' Association, Inc. recorded in Book 8106, Page 29, Book 8627, Page 254 and Book 9381, Page 876. Charter on Abbottsford Homeowners Association, Inc. of record in Book 6548, Page 213.

Easement for Underground Utility, recorded in Book 8643, Page 272.

Easement for Gas Service Line or Fuel Line, recorded in Book 7272, Page 746.

Easement recorded in Book 9421, Page 147, Book 5128, Page 953, Book 1037, Page 572 and Book 1286, Page 690.

Conveyance of Common Area in favor of Abbottsford Homeowners Association, Inc. recorded at Instrument No. 20041214-0148658.

Stormwater Detention Agreement as set forth in instrument recorded in Book 6555, Page 328 and Instrument No. 20010425-0040838.

This is improved property located at 920 Bowring Park Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of November, 2010.

Victoria Jo Vail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victoria Jo Vail, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County