RETURN TO / PREPARED BY: First Title and Escrow Company, Inc. 2000 Richard Jones Rd., Ste. 110 Nashville, TN 37215 29881 FTEC File # _____ (Davidson County File Box 9-B)	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00.** Affiant Subscribed and sworn to before me, this the 11th day of January, 2011. Notary Public My commission expires: _____ (AFFIX SEALE)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

My Commission Expires FEB 10 2013

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John M. Bryant, Jr.	**SunTrust Mortgage, Inc.**	**10314008800**
217 Wilsonia Avenue	401 Commerce Street, Suite 6100	
Nashville, TN 37215	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Patrick R. Hastings and wife, Jean J. Hastings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John M. Bryant, Jr. and wife, Karyn C. Bryant

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 30 on the plan of Hillwood Estates, Section Four, of record in Plat Book 2133, Page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Patrick R. Hastings, and wife, and Jean J. Hastings by deed from J. Witt Irion and wife, Marian J. Irion, of record in Book 9517, Page 465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011, and subsequent years, ~~easements~~, and restrictions of recordin Book 2038, Page 363, and all matters shown on the plan of record in Book 2133, Page 4, said Register's Office.
This is improved (__X__) Unimproved (____) property, known as **217 Wilsonia Avenue, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my/our hand(s) this 11th day of January, 2011.

Patrick R. Hastings

Jean J. Hastings

BILL GARRETT, Davidson County
Trans:T20110002586 DEEDWARR
Recvd: 01/13/11 09:36 2 pgs
Fees:13.00 Taxes:4440.00
20110113-0003588

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Patrick R. Hastings and wife, Jean J. Hastings**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **January, 2011.**

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-7-2011