RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11010052

BILL GARRETT, Davidson County
Trans:T20110007497 DEEDWARR
Recvd: 02/04/11 12:48 2 pgs
Fees:13.00 Taxes:2405.00
20110204-0010204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Melanie Hicks
Affiant

Subscribed and sworn to before me, this 31st day of January, 2011.

Notary Public
My Commission Expires: 12-21-14

STATE OF TENNESSEE NOTARY PUBLIC JENNY AVERHOFF RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard G. Theobald	~~New Owner~~	Tax Parcel ID No.
1321 Beddington Park	Regions Bank d/b/a Regions Mtg.	15901004700
Nashville TN 37215	2050 Parkway Office Circle	
	Birmingham, AL 35244	

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, **Kathryn A. Stephenson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard G. Theobald and Emily J. Theobald, husband and wife** ("Grantees"), their 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 77, PLAN OF HOUND'S RUN, as shown on plat of record in Plat Book 6900, Pages 167-171, 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 John W. Vaughn and wife, Linda Vaughn to Daniel C. Todd and wife, Kathryn A. Stephenson Todd as recorded on the 31st day of July, 1991 in Book 8409, Page 877 and Quitclaim Deed from Daniel C. Todd to Kathryn A. Stephenson, formerly also known as Kathryn A. Stephenson Todd as recorded on the 10th day of December, 2009 in Instrument No. 20091210-0113032, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HOUND'S RUN, as recorded in Plat Book 6900, Page(s) 167-171.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7079, Page 995 as corrected in Book 7238, Page 736.

Easement recorded in Book 7430, Page 183, Book 7474, Page 695, Book 8119, Page 535 and Book 8119, Page 538.

This is improved property located at 1321 Beddington 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 31st day of January, 2011.

Kathryn A. Stephenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathryn A. Stephenson, 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 31st day of January, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014