BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110019816 DEEDWARR
Recvd: 04/05/11 10:34 2 pgs
Fees:13.00 Taxes:1665.00
20110405-0026080

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

CRT File No. 11030250

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2011.

Notary Public
My Commission Expires:

CHRISTINE L. KING
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin C. Bredesen and Dru A. Bredesen 1113 Forrest Avenue Nashville TN 37206	~~New Owner~~ Bank of America 840 Crescent Centre Dr. #460 Franklin, TN 37067	Tax Parcel ID No. 08309009100

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, **Murray Glenn Simmons, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin C. Bredesen and Dru A. Bredesen, 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 27, BELLVIEW JUDGE B.D. BELL'S ADDITION EASTLAND, as shown on plat of record in Plat Book 332, Page 109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular desciption of said property.

Being the same property conveyed to Murray Glenn Simmons, unmarried by Warranty Deed from Robert Edward Lee, IV, married, joined by his wife, Libbi McCullough Lee, recorded on the 4th day of April, 2007 in Instrument No. 20070404-0040491, 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 BELLVIEW JUDGE B.D. BELL'S ADDITION EASTLAND, as recorded in Plat Book 332, Page(s) 109.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1113 Forrest Avenue Nashville TN 37206.

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 1st day of April, 2011.

Murray Glenn Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 1st day of April, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014