THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30105-06-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: J. Michael Morgan, Trustee (2119) 2201 Harding Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130-12-0 033.00

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, **George M. D. Lewis III and wife, Lauren E. Lewis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Michael Morgan, Trustee of the Harding Place Trust u/t/a dated June 17, 2011** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at (2119) 2201 Harding Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of June, 2011.

George M. D. Lewis III

Lauren E. Lewis
BY: George M.D. Lewis, III, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20110039268 DEEDWARR
Recvd: 06/30/11 12:17 2 pgs
Fees:13.00 Taxes:9250.00
20110630-0050153

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George M. D. Lewis III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 28th day of June, 2011.

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George M.D. Lewis, III**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Lauren E. Lewis** and is authorized by the said **Lauren E. Lewis** to execute this instrument on her behalf.

Witness my hand, at Office, this 28th day of June, 2011.

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 46 and part of Lots No. 47 and 48 on the Plan of Westhaven, Section One, as of record in Book 1130, page 7, Register's Office for Davidson County, Tennessee and part of Lot No. 55 on the Plan of Westhaven, not of record, such land being more fully and particularly described by an unrecorded Survey prepared by Barge, Waggoner, Sumner and Cannon, Inc. dated February 9, 1984, as revised February 20, 1984, as follows:

Beginning at a point in the southerly margin of Harding Place, said point being easterly 558 feet, more or less, from the centerline, as projected, of Estes Road; thence, with said southerly margin of Harding Place with a curve to the right 197.92 feet to a point, said curve having a central angle of 03 degrees 38 min. 52 sec., a radius of 3,108.58 feet, to a tangent of 98.99 feet, and a chord of S 80 degrees 07 min. E, 197.88 feet; thence continuing with said southerly margin of Harding Place S 78 degrees 18 min. E, 341.44 feet to a point; thence, leaving said southerly margin of Harding Place S 08 degrees 42 min. W, 373.00 feet to a point; thence, S 82 degrees 12 min. W. 511.27 feet to a point in the esterly margin of a 50 foot wide ingress, egress and water line easement of record in Book 1181, page 486, Register's Office for Davidson County, Tennessee; thence, with said easterly margin the following calls: N 07 degrees 48 min. W., 94.03 feet to a point, N. 2 degrees 56 min. E, 428.80 feet to a point, with a curve to the right 35.74 feet to the point of beginning, said curve having a central angle of 94 degrees 54 min. 11 sec., a radius of 21.58 feet, a tangent of 23.51 feet to a chord of N 50 degrees 23 min. E 31,79 feet. Containing 247,881 square feet, or 5.69 acres, more or less.

Also conveyed are all rights of easement and other rights retained and reserved by Guilford Dudley, Jr. and wife, Jane Anderson Dudley, in a certain deed from Guilford Dudley, Jr. and wife, Jane Anderson Dudley to Northumberland Development Company, as of record in Book 6302, page 358, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George M.D. Lewis, III and wife, Lauren E. Lewis as tenants in common with no right of survivorship by deed dated 09/24/04 from Jane Anderson Dudley, a single person of record in Instrument No. 20040927-0115835, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 1130, page 7, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage water mains & appurtenances, of record in Book 6327, page 342, Register's Office for Davidson County, Tennessee.
4. Easement for ingress/egress and water pipe of record in Book 1181, page 486, Register's Office for Davidson County, Tennessee.
5. Easements for water line of record in Book 1108, page 379 and for transmission lines in Book 2296, page 303, as set out in deed Book 6302, page 358, Register's Office for Davidson County, Tennessee.