THIS INSTRUMENT PREPARED BY AND
RETURN TO:
Joe Vaulx Crockett, III
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 06/04/01 14:57 2pgs
Fees:11.00 Taxes:541.13
20010604-0057803

ADDRESS OF NEW OWNER:
Sarah Schaller Linn
3109 Granny White Pike
Nashville, Tennessee 37204

SEND TAX BILLS TO:
Firstar Bank, N.A.
P. O. Box 20005
Owensboro, KY 42304

MAP-PARCEL NOS.
118-5-06

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Curtis Nevins a/k/a Curtis D. Nevins and wife, Susan Smith Nevins,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah Schaller Linn,** hereinafter called the Grantee, her successors and assigns, certain land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being known as Lot No. 145 on the Map of Victoria Place, of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee, fronting 76 feet on the westerly side of 12th Avenue South (formerly Granny White Pike), and runs back 143 feet on the northerly line, and 143.5 feet, more or less, on the southerly line, to an alley, measuring 76 feet thereon.

BEING the same property conveyed to Mable Curtis by warranty deed from Rolande Renee Quintin, femme sole, of record in Book 2439, Page 69, Register's Office for Davidson County, Tennessee. The said Mable Curtis having died on June 6, 1989 a resident of Davidson County, Tennessee, and Margaret Shockley having been appointed as Executrix of the Estate of Mable Curtis, Davidson County Probate #92879, the said Margaret Shockley being the sole heir under the Last Will and Testament of Mable Curtis, said will being of record in Will Book 167, Page 360, of said Probate Office.

BEING the same property conveyed to Margaret Shockley, a/k/a Ima Margaret C. Nevins Shockley, by Margaret Shockley Executrix of the Estate of Mable Curtis by the deed of record in Book 8200, Page 419, Register's Office for Davidson County, Tennessee. Being the same property disclaimed by Jesse Lee Shockley, heir under the Last Will and Testament of Ima Margaret C. Nevins Shockley, of record in Book 8429, Page 821, Register's Office for Davidson County, Tennessee. Ima Margaret C. Nevins Shockley having died on February 14, 1991, a resident of Davidson County, Tennessee and Jesse Lee Shockley having been appointed Executor of the Estate of Ima Margaret C. Nevins Shockley, Davidson County Probate #96810, said will being of record in Will Book 174, Page 219 of said Probate Office. Being the same property disclaimed by Jesse Lee Shockley to Curtis Nevins, a/k/a Curtis D. Nevins and Mark Thomas Nevins, by the deed of record in Book 8437, Page 103, Register's Office for Davidson County, Tennessee. Pursuant to Quitclaim Deed recorded in Book 8886, Page 430, Mark Thomas Nevins conveyed his interest to Susan Smith Nevins.

The property herein conveyed is subject to taxes for the current year and any and all matters shown on the referenced plan of record in said Register's Office.

This is improved property known as 3105 Granny White Pike, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors do covenants with the said Grantee that we are lawfully siezed and possessed of said land in fee simple, have a good right to convey it, and the same is 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, her heirs and representatives, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1st day of June, 2001.

Curtis D. Nevins
Curtis Nevins a/k/a Curtis D. Nevins

Susan Smith Nevins
Susan Smith Nevins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Nevins a/k/a Curtis D. Nevins and Susan Smith Nevins, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within intrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2001.

Notary Public

My commission expires: 1/29/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $146,250.00.

Affiant

Subscribed and sworn to before me this 1st day of June, 2001.

Notary Public

My commission expires: 1/29/05