Davidson County DEEDWARR
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Fees:23.00 Taxes:1276.50
20060921-0117311

GENERAL WARRANTY DEED

FROM: GORDON GILBREATH AND WIFE, ELIZABETH GILBREATH
Grantors

TO: EMILY COTHRAN
Grantee

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Rd, Suite 220
Nashville, TN 37215-2860

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
GORDAN GILBREATH, ET AL **2601 BURTON AVENUE** **NASHVILLE, TN 37212**	**SAME**	**TRACT I** **MAP 83-13, PARCEL 17** **122 SOUTH 12TH STREET** **TRACT II** **MAP 83-09, PARCEL 481** **124 SOUTH 12TH STREET**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Gordon Gilbreath and wife, Elizabeth Gilbreath ("Grantors") have bargained and sold, and by these presents do hereby transfer and convey unto Emily Cothran ("Grantee"), her heirs and assigns a fifty (50%) percent undivided interest, in two parcels of land situated in Davidson County, Tennessee, described in Exhibit "A" that is attached hereto and incorporated by reference. It is the intention of the Grantors to reserve unto themselves an undivided fifty (50%) percent interest in the property and that they together with the Grantee shall be Tenants-in-Common without right of survivorship.

SEE ATTACHED EXHIBIT "A"

This is improved property known as 122 and 124 South 12th Street, Nashville, TN 37206.

This conveyance is made subject to all matters shown on any applicable recorded Plan and any applicable restrictive covenants, easements or setback lines that may affect the property.

Grantee takes her fifty (50%) percent undivided interest in the above described tracts subject to the deed of trust encumbering said tracts which is recorded as Instrument No. 20050324-0032029 said Register's office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said land to Grantee, her successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have executed this Deed as of this 20th day of September, 2006.

GRANTORS

S. Gordon Gilbreath, IV

Elizabeth Gilbreath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Gordon Gilbreath and wife, Elizabeth Gilbreath**, 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 as their free act and deed for the purposes therein contained. Furthermore, Gordon Gilbreath acknowledged that he is one and the same person as S. Gordon Gilbreath, IV.

Witness, my hand and official seal at Nashville, Tennessee, this the 20th day of September, 2006.

Commission Expires: March 21, 2009

Notary Public

MICHAEL J. PHILBIN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
March 21, 2009

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2006.

MICHAEL J. PHILBIN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
March 21, 2009

March 21, 2009
Commission Expiration Date

Notary Public

Michael J. Philbin
Printed Name of Notary

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being **TRACT 1**

122 South Twelfth Street Map 83-13, Parcel 17

A TRACT OF LAND AS SHOWN ON PROPERTY MAP 83-13, ASSESSOR'S OFFICE, AND LYING ON SOUTH 12th STREET IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY SOUTH 12th STREET ON THE EAST; GORDON GILBREATH AND RICHARD E. McCOY III ON THE SOUTH; A 20' ALLEY ON THE WEST; TIMOTHY E. TANTON ON THE NORTH. BEING LOTS 43 AND 44 OF THE PLAN OF EAST EDGEFIELD AS RECORDED IN PLATBOOK 21 PAGE 147 R.O.D.C., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST MARGIN OF SOUTH 12th STREET (25' FROM THE CENTER) THE SOUTHEAST CORNER OF LOT 45 OF THE PLAN OF EAST EDGEFIELD, LOCATED N04°48'34"E 100.00' FROM AN IRON PIN SET AT THE WEST MARGIN OF SOUTH 12th STREET AND THE NORTH MARGIN OF RUSSELL STREET, THENCE LEAVING SOUTH 12th STREET AND WITH THE NORTH LINE OF LOT 45, N85°18'58"W 125.00' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF RICHARD E. McCOY III (REF. DEEDBOOK 9665 PAGE 277 R.O.D.C.); THENCE CONTINUING WITH McCOY'S NORTH LINE AND LOT 45, N85°18'58"W 45.00' TO AN IRON PIN SET ON THE EAST MARGIN OF AN ALLEY; THENCE LEAVING McCOY AND WITH THE EAST MARGIN OF SAID ALLEY N04°48'34"E 100.00' TO AN EXISTING IRON PIN/CAP (INSIGNIA "VOLUNTEER"), THE SOUTHWEST CORNER OF TIMOTHY E. TANTON (REF. DEEDBOOK 11139 PAGE 135 R.O.D.C.) AND THE SOUTHWEST CORNER OF LOT 42; THENCE LEAVING THE ALLEY AND WITH TANTON'S SOUTH LINE AND LOT 42, S85°18'58"E 170.00' TO AN EXISTING IRON PIN ON THE WEST MARGIN OF SOUTH 12th STREET. THENCE LEAVING TANTON AND WITH THE WEST MARGIN OF SOUTH STREET SO4°48'34"W 100.00' TO THE POINT OF BEGINNING, CONTAINING 0.39 ACRES, MORE OR LESS, AND BEING THE GORDON GILBREATH AND ELIZABETH GILBREATH PROPERTY AS RECORDED IN COMPBOOK 20030923 PAGE 140106, REGISTERS OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MAY 06, 2004.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

Being the same property conveyed to Gordon Gilbreath and wife, Elizabeth Gilbreath by warranty deed from March Egerton recorded as Instrument No. 20021105-0136025 and re-recorded as Instrument No. 20030923-0140106 said Register's Office.

Tract 2

124 South Twelfth Street Map 83-09, Parcel 481

A TRACT OF LAND AS SHOWN ON PROPERTY MAP 83-09, ASSESSOR'S OFFICE, AND LYING ON SOUTH 12th STREET AND RUSSELL STREET IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY SOUTH 12th STREET ON THE EAST; RUSSELL STREET ON THE SOUTH; RICHARD E. McCOY III ON THE WEST; GORDON GILBREATH ON THE NORTH. BEING THE EASTERN 125' OF LOTS 44 AND 45 OF THE PLAN OF EAST EDGEFIELD AS RECORDED IN PLATBOOK 21 PAGE 147 R.O.D.C., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SIDEWALK AT THE WEST MARGIN OF SOUTH 12th STREET (25' FROM THE CENTER)AND THE NORTH MARGIN OF RUSSELL STREET (25' FROM THE CENTER), THENCE LEAVING SOUTH 12th STREET AND WITH THE NORTH MARGIN OF RUSSELL STREET N85°18'58"W 125.00' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF RICHARD E. McCOY III (REF. DEEDBOOK 9665 PAGE 277 R.O.D.C.); THENCE LEAVING RUSSELL STREET AND WITH McCOY'S EAST LINE N04°48'34"E 100.00' TO AN IRON PIN SET IN THE SOUTH LINE OF GORDON GILBREATH AND LOT 44 OF THE PLAN OF EAST EDGEFIELD (REF. PLATBOOK 21 PAGE 147 R.O.D.C.), THENCE LEAVING McCOY AND WITH THE SOUTH LINE OF LOT 44, S85°18'58"E 125.00' TO AN IRON PIN SET ON THE WEST MARGIN OF SOUTH 12th STREET, THE SOUTHEAST

CORNER OF SAID LOT 44, THENCE LEAVING LOT 44 AND WITH THE WEST MARGIN OF SOUTH 120' STREET · SO4°48'34"W 100.00' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS, AND BEING THE GORDON GILBREATH AND ELIZABETH GILBREATH PROPERTY AS RECORDED IN COMPBOOK 20030618 PAGE 83984, REGISTERS OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED MAY 06, 2004.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

Being the same property conveyed to Gordon Gilbreath and wife, Elizabeth Gilbreath by warranty deed from March Egerton recorded as Instrument No. 20030618-0083984 said Register's office.