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Davidson County DEEDWARR
Recvd: 10/12/07 15:36 3 pgs
Fees:18.00 Taxes:1470.75

20071012-0121744

WARRANTY DEED

FROM: Kathleen M. Duke and Ara Mayo
TO: Oliver Cromwell Carmichael, Trustee

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Attorney
Suite 2600, 410 Church Street
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL
Oliver Cromwell Carmichael, Trustee	SAME	Tax Map and parcel #
3212 West End Avenue		126-00-0-027
Suite 500	SAME	
Nashville TN 37203		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $397,500.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2007.

My Commission Expires: MAY 23, 2009 (Affix Seal)

Notary Public

ROBERT C. MULLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(FOR REGISTER'S USE)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable considerations, cash in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, We, KATHLEEN W. DUKE and ARA MAYO (the "Grantors"), have bargained and sold, and by these presents does transfer and convey unto Oliver Cromwell Carmichael, as Trustee, and his successors and assigns, with full power to sell, assign, transfer, convey, lease, mortgage, encumber or otherwise deal with the subject Property described below, without joinder of any of any beneficiary, (the "Grantee" herein), certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin set (IPS) at the intersection of the westerly right-of-way of Old Charlotte Road (15' from centerline) and the northerly right-of-way of U.S. Highway 70 (30' from centerline); thence with the northerly right-of-way of Highway 70, the following calls: N 64°23'00" W, a distance of 340.91 feet to an IPS; N 25°37'00" W, a distance of 5.00 feet to an IPS; N 64°23'00" W, a distance of 450.00 feet to an iron pin found (IPF); N 27°35'31" E, a distance of 14.72 feet to an IPF; N 64°23'00" W, a distance of 33.70 feet to an IPS at the southeasterly corner of Jackson Leap, as recorded in Deed Book 2802, page 446, R.O.D.C.; thence N 07°58'16" E, a distance of 74.26 feet to an IPF at the southwesterly corner of Bernard Williams, as recorded in Deed Book 4397, page 344, R.O.D.C.; thence S 87°52'22" E, a distance of 734.26 feet to an IPS in the westerly right-of-way of Old Charlotte Road; thence with said right-of-way, S 01°17'31" W, a distance of 420.47 feet to the point of beginning. Containing 4.33 acres, more or

less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS #1859, on June 27, 2007.

Being the same property conveyed to BILLY DUKE and ARA MAYO, by deed from HOUSTON T. EZELL and CHARLES D. WHORLEY, of record as Book 5275, page 140, dated April 18, 1978, said Register's Office. The said Billy Duke having since died and title passed to his wife, KATHLEEN M. DUKE, by Last Will and Testament, Probate Case No. 90248, Davidson County, Tennessee.

TOGETHER with all rights of Grantors in and to such easements and rights as may be appurtenant thereto, and all rights of Grantors, if any, in any abutting or surrounding streets, alleys, roadways or public rights-of-way, to the center line thereof (but LESS any of the same, if contained within the boundaries of a public highway, street, roadway, right of way, easement or alley; and all governmental matters relating to utilities, zoning, restrictions, prohibitions and requirements imposed by governmental authority; matters of survey and inspection; water mains and utility easements;), and TOGETHER with all improvements and fixtures thereon (collectively, the "Property" and/or the "Subject Property" herein).

SAVE AND EXCEPT FOR Davidson County taxes for 2007, a lien, but not yet due and payable. The said taxes have been prorated and assumed by the Grantee. Subject also to the matters shown in the Survey referenced above.

The legal description and the state of title of the property have been furnished to the draftsman by Old Republic National Title Company, by the Surveyor, by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This is unimproved property, known as Northwest corner of Old Charlotte Pike and Highway 70 South, Nashville, Tennessee 37221.

No person dealing with the Trustee shall be responsible for inquiring into his disposition of proceeds or whether or not he has obtained the necessary authorization.

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and his successors and assigns, forever.

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said Property in fee simple; have a good right to convey it, and the same is unencumbered except as herein set forth.

And Grantors do further covenant and bind themselves their heirs, administrators and assigns, to warrant and forever defend the title to the said Property to the said Grantee, his successors and assigns, against the lawful claims of all persons and as otherwise excepted herein.

WITNESS our signatures as of this the 12th day of October, 2007.

GRANTORS:

By: Kathleen M. Duke
Kathleen M. Duke

By: Ara Mayo
Ara Mayo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12th day of October, 2007, before me personally appeared Kathleen M. Duke and Ara Mayo, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee.

Robert C. Mullin
NOTARY PUBLIC
My Commission Expires: MAY 23, 2009

(Affix Notary seal)

ROBERT C. MULLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY