This instrument was prepared by:

Smith & Hirsch, PLC
Levering Building
3250 Dickerson Pike, Ste. 121
Nashville, TN 37207

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, which is greater, for this transfer is $149,000.00.

Affiant

Subscribed and Sworn to before me, this 25 of January, 2008.

Notary Public

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: November 7, 2011

My Commission Expires:_____

MAP-PARCEL# 105-9-249

The Name and Address of the new owners are:

Jessica L. Cardinale and
Davis C. Tracy
1112 Bate Avenue
Nashville, Tennessee 37204

MAIL TAX BILLS TO:

SAME

Davidson County DEEDWARR
Recvd: 01/30/08 14:41 2 pgs
Fees:13.00 Taxes:551.30
20080130-0009693

WARRANTY DEED

For and in consideration of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged I, Ellen C. Rosser, unmarried, hereinafter referred to as GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Jessica L. Cardinale, unmarried, and Davis C. Tracy, a married man, hereinafter referred to as GRANTEES, her heirs, successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being the east part of Lot No. 1 on the W. S. Criddle Subdivision, as of record in Book 57, page 84, Register's Office for said County, per survey of Barge, Waggoner and Sumner, dated June 2, 1969, described as follows:

Beginning on the north margin of Bate Avenue at the common corner of Lots Nos. 1 and 2; thence with said Avenue, North 85° 02′ West 26.3 feet; thence northerly around a curve to the left 38.22 feet to a point in the proposed right of way of 12th Avenue South; thence continuing with the east margin of said right of way, North 2° 34′ East 5.4 feet; continuing with said right of way northerly along a curve radius of 940 feet a distance of 93.24 feet to a point; thence around a curve, northeasterly 34.23 feet to the south margin of an alley; thence with the alley, South 85° 02′ East 40.3 feet to the corner of Lots 1 and 2; thence along the common line of said lots, South 4° 58′ West 145 feet to the beginning.

Being the same real property conveyed to Ellen C. Rosser by Will of Thomas Wilburn Northcross of record in the Davidson County Register of Deeds Office by document and instrument number WB-200708210100056.

This conveyance is subject to the following:

Davidson County property taxes for 2008, a lien but not yet due and payable; and

All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1112 Bate Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized 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 I do further covenant and bind my self, my successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25th day of January, 2008.

ELLEN C. ROSSER
Ellen C. Rosser

By: Helen R. Allen, Attorney-In-Fact
HELEN R. ALLEN, ATTORNEY-IN-FACT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, duly appointed, Commissioned and qualified in and for the State and County aforesaid, **Helen R. Allen, Attorney-in-fact,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), who signed and delivered the foregoing instrument in my presence on behalf of Ellen C. Rosser acknowledged that she executed the same as the free act and deed of said Ellen C. Rosser.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Nashville, Tennessee on this 25 day of January, 2008.

Tabatha Edwards
NOTARY PUBLIC

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: November 7, 2011