2

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2008.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 07/01/08 09:14 2 pg
Fees:13.00 Taxes:444.00

20080701-0067519

15-0806-151456

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica E. Huddleston 110 McGavock Pike Nashville TN 37314	Pinnacle National Bank 211 Commerce Street Ste 300 Nashville, TN 37201	084-16-0-064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brenda Heinrich, Trustee under the Revocable Trust Agreement of Lena Phillips, dated July 17, 1998, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica E. Huddleston, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 14 on the Map of Bainbridge and Satterfield's Subdivision of part of the Nichol Place, as of record in Book 421, Page 132, Register's Office for said County, being Lot No. 1 on the Plan of the Nicholhurst Subdivision, not of record, described according to a survey made by S. E. Davis, Surveyor, November 26, 1945, as follows:

BEGINNING on the westerly margin of the McGavock Pike, as widened, at its intersection with the northerly line of said Lot No. 14; thence with northerly line of said Lot No. 14, North 86 degrees 30' West 242 feet, more or less, to the northeast corner of property conveyed to Henry Helms and wife, by deed from Lloyd F. Butts and wife, of record in Book 2158, page 479, said Register's Office, being the northeast corner of Lot No. 26 on said unrecorded plan; thence with the easterly line of said Lot No. 26, southwardly 100 feet to the northwest corner of Lot No. 2 on said unrecorded plan; thence with the line between Lots Nos. 1 and 2, eastwardly 242 feet, more or less, to the westerly margin of said Pike; thence with same, northwardly 100 feet to the beginning.

Being the same property conveyed to Louie B. Phillips and wife, Lena Verble Phillips by deed from Lloyd F. Butts and wife, Sarah Frances Butts, dated February 3, 1961, recorded February 7, 1961, of record in Book 3180, Page 479, Register's Office for Davidson County, Tennessee. The said Louie B. Phillips predeceased Lena Verble Phillips.

Further being the same property conveyed to Brenda Heinrich, Trustee under the Revocable Trust Agreement of Lena Phillips, dated July 17, 1998, by Quitclaim Deed from Lena Verble Phillips, dated July 17, 1998, recorded 7/1/08 of record in Instrument No. 20080701-0067519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 110 McGavock Pike, Nashville, TN 37314

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns,

forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
WITNESS my hand this 30th day of June, 2008.

Brenda Heinrich, Trustee under the
Revocable Trust Agreement of Lena
Phillips, dated July 17, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brenda Heinrich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30th day of June, 2008.

Jenifer L. Wise
State of Tennessee at Large

My Commission expires: 05/03/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds