THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 02/05/09 11:59 2 pgs
Fees:13.00 Taxes:366.30
20090205-0010060

Address New Owner(s)
Nichole P. Gilbert
1201 W. Trinity Lane
Nashville, Tn 37218

Send Tax Bills To:
Same

Map & Parcel Nos.:
070-06-0-025.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$0**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc, Trustee of the 1201 West Trinity Lane Trust** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Nichole P. Gilbert, unmarried**, (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the unrecorded subdivision of the J.S. Spurlock Lands of West Trinity Lane, described partly according to a survey made by Erle Drake, County Surveyor, November 20 1935 as follows: Beginning at a point on the northerly margin of West Trinity Lane, formerly Youngs Lane as now widened at the intersection of the northerly margin of said lane and the western boundary line of Lot No. 2 of said subdivision conveyed to J.P. Purvis and wife, by Asbery Martin and wife by deed of record in Book 1306, page 428, Register's Office for said County; thence with said Purvis boundary line North 14 1/4° West 230 feet; thence westerly and parallel with the northerly margin of said lane 90 feet; thence South 14 1/4° East 230 feet to the northerly margin of said lane; thecae with the northerly margin of said lane, easterly 90 feet to the beginning.

Included in the above description, but excluded from this conveyance the property conveyed to Metropolitan Government of Nashville and Davidson County recorded December 11, 1990 in Book 8255, page 212, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trustee, Inc., Trustee for the 1201 West Trinity Lane Trust, by deed from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee, on August 13, 2008, of record in Instrument Number 20080818-0084411, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2009** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 2nd day of February, 2009.

GRANTOR:

Trustee, Inc.

By: Kirk Whitworth
President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$99,000.00**

Elizabeth Mawson

AFFIANT

Subscribed and sworn to before me, this **2nd** day of **February, 2009**.

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

8/23/11

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of February, 2009 before me, appeared **Kirk Whitworth**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **President** of **Trustee, Inc.** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Kirk Whitworth** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

8/23/11