WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/09 11:13 2 pgs
Fees:13.00 Taxes:481.00
20090211-0011870

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Steven Mullins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2009

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Steven Mullins	NEW OWNER	Parcel ID:
3524 Brick Church Pike		05000001700
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Gary Mullins, Executor of The Estate of Andrew J. Mullins, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Steven Mullins and wife, Tina Mullins
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 12th, formerly the 21st, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, April 20, 1950, as follows:

Beginning on the westerly margin of Brick Church Pike in the southerly line of the D.L. Richardson tract; thence with said Pike, south 5 deg. 15' east 250 feet; thence north 86 deg. 15' west 1514.5 feet; thence north 16 deg. 20' east 540.5 feet; thence north 27 deg. 30' east 341 feet to the southerly line of the property conveyed to Walter Gasser and wife by deed from D.O. Holleman and wife, of record in Book 1584, page 83, Register's Office for said County; thence with Gasser's southerly line, south 75 deg. 30' east 797 feet to Richardson's westerly line; thence with said line, south 3 deg. 50' west 441.1 feet to Richardson's southwest corner; thence with Richardson's southerly line, south 86 deg. 15' east 438 feet to the beginning, containing 19.212 acres, more or less.

INCLUDED, BUT SPECIFICALLY EXCLUDED THEREFROM is the following described property found in Deed Book 5793, Page 593, said Register's Office, and see also Plat of record in Plat Book 5210, Page 393, said Registers' Office:

LAND lying in the Second (2nd) Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the westerly margin of Brick Church Pike in the southerly line of the C.H. Richardson tract; thence with said Pike, South 4 deg. 07' East 125.0 feet to a point; thence North 86 deg. 15' West 799.0 feet to a point; thence North 3 deg. 50' East 635.0 feet to a point; thence South 75 deg. 30' East 350.5 feet to a point; thence South 3 deg. 50' West 441.1 feet to a point; thence South 86 deg. 15' East 438.0 feet to the point of beginning, containing 6 acres, more or less.

Being part of the same property conveyed to Andrew J. Mullins, Jr. by deed from D.O. Holleman and wife, Annie Belle Holleman, of record in Book 1816, Page 197, said Register's Office. The said Andrew J. Mullins, Jr. now being deceased. The Grantor herein executes this instrument as Executor of the Estate of Andrew J. Mullins, Jr., , pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, in File No. 08P1049.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 3520 Brick Church Pike, Nashville, TN 37207

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind

ourselves, our 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. 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 9th day of February, 2009.

The Estate of Andrew J. Mullins, Jr.

BY: _____
Gary Mullins, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Mullins, Executor of The Estate of Andrew J. Mullins, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor of The Estate of Andrew J. Mullins, Jr. and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 2009.

My Commission Expires: 11/7/12

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.