

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$84,500.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|27th DAY OF May, 2009. Donna C. Pionk

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly J. and Earl C. Satterfield 1351 Cardinal Avenue Nashville, TN 37216	New Owner	Map 61.16 Parcel 48

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,

Lois C. Phelps, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Beverly J. Satterfield and husband, Earl C. Satterfield

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:

Being part of Lot 31 and 32 of Block "A" on the Map of Greenland Estates, Plat of which is of record in Book 974, Page 13, Register's Office for said County, which parts of said lots together are more particularly described as follows:

Beginning at a point in the northeasterly margin of Cardinal Drive, which said point is located 30 feet northwesterly from the intersection of the southeasterly margin of Lot 32 with said northeasterly margin of Cardinal Drive, thence from the point of beginning in a northeasterly direction and parallel to the southeasterly boundary of Lot 32, 190 feet to a point; thence northwesterly and parallel to the northeasterly margin of Cardinal Drive 20 feet to a point in the common boundary line between lots 31 and 32; thence northeasterly with the southeasterly boundary line of Lot 31, 141 feet to a point in a dead line; thence northwesterly with the northerly boundary of Lot 31, 43.5 feet to a point; thence southwesterly along a line 10 feet distant from and parallel to the northwesterly boundary of Lot 31, 317.5 feet to a point in the northeasterly margin of Cardinal Drive; thence southeasterly along said northeast margin of Cardinal Drive 60 feet to the point of beginning.

Being the same property conveyed to Claude J. Phelps, Jr. and wife, Lois C. Phelps by deed from Jack John Smith and wife, Betty C. Smith dated May 21, 1954 of record in Book 2279, Page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 009 taxes and subsequent years.
2)Any and all restrictions, conditions, and easements of record.
3)Property is subject to all matters affecting said premises as contained in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.
4)Property is subject to Restrictive Covenants contained in 1218, Page 648, Register's Office for Davidson County, Tennessee
5)Property is subject to an Easement for sanitary sewer/drains to Metro Government of record in Book 4199, Page 645, said Register's Office.

This is improvedproperty known as: **1351 Cardinal Avenue, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20090037654 DEEDWARR
Recvd: 06/05/09 13:54 2 pgs
Fees:13.00 Taxes:312.65

20090605-0052440

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(s) this 27th day of May, 2009.

Lois C. Phelps

Lois C. Phelps

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lois C. Phelps, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2009.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076