BOX 50-B

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
2310 WEST END AVE
NASHVILLE, TN 37203

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090365

BILL GARRETT, Davidson County
Trans:T20090049791 DEEDWARR
Recvd: 07/23/09 10:50 2 pgs
Fees:13.00 Taxes:780.70

20090723-0069147

Send Tax Bills To:
SUN TRUST
901 Semmes Ave
Richmond VA 23224

New Owner is:
Andrew D. Nash
624 McMurray Drive
Nashville, TN 37211

MAP: 161-02-0

PARCEL: 014.00 (LOT 41)
PARCEL: 083.00 (Reserved Parcel "B")

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James M. Hume and wife, Rita L. Hume** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrew D. Nash** UNMARRIED , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 and Reserved Parcel "B" on the Plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for Davidson County, Tennessee, and being more particular described as follows:

Said Lot No. 41 fronts 80.0 feet on the north side of McMurray Drive and extends back 110.0 feet on the easterly side and 125.0 feet on the westerly side to a broken line in the rear, measuring 101.5 feet thereon.

Said Reserved Parcel "B" begins at a concrete monument in the northerly margin of McMurray Drive, said monument being North 86 degrees 59 minutes West 14.9 feet from the southwesterly corner of Lot No. 41; from said beginning point, thence North 1 degree 32 minutes East 479.1 feet to a concrete monument; thence South 36 degrees 45 minutes East 6.4 feet to the southwesterly corner of Lot No. 48; thence with the rear or southwesterly line of Lot No. 48, South 36 degrees 45 minutes East 69.4 feet to the southeasterly corner of Lot No. 48 and the southwesterly corner of Lot No. 47; thence with the rear or southwesterly line of Lot No. 47, South 24 degrees 10 minutes East 49.5 feet to the common rear corners of Lots Nos. 47 and 46; thence with the rear or westerly line of Lot No. 46, South 7 degrees 00 minutes East 49.5 feet to the common rear corners of Lots Nos. 46 and 45; thence with the rear of westerly lines of Lots Nos. 45 and 44, South 3 degrees 01 minute East 144.0 feet to the southwesterly corner of Lot No. 43; thence with the rear or westerly line of Lot No. 43, South 3 degrees 01 minute East 39.0 feet to a concrete monument, a common corner of Lots Nos. 43 and 41; thence with the northerly or northwesterly line of Lot No. 41, South 72 degrees 14 minutes West 58.5 feet to the northwesterly corner of Lot No. 41; thence with the westerly line of Lot No. 41, southwardly 125.0 feet to the southwesterly corner of Lot No. 41; thence with the northerly margin of McMurray Drive, North 86 degrees 59 minutes West 14.9 feet to the point of beginning.

Being the same property conveyed to James M. Hume and wife, Rita L. Hume by Warranty Deed from **Carlton E. Connelly and wife, Linda S. Connelly, dated 7-14-05 and recorded 7-25-05 in Instrument Number** 20050725-0086168, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit correcting Map and Parcel numbers of record in Instrument Number 20070904-0105646, said Register's Office.

Improved property known as: **624 McMurray Drive, Nashville, TN 37211**

Sellers Initials

title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of July, 2009

GRANTOR(S):

JAMES M. HUME

RITA L. HUME

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JAMES M. HUME AND WIFE, RITA L. HUME** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of July, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 16, 2009

NOTARY PUBLIC
My Commission Expires: 9-26-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$211,000.00**.

AFFIANT

Sworn to and subscribed before me this the 21st day of July, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 16, 2009

NOTARY PUBLIC

My commission expires: 9-26-09