Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090053401 DEEDWARR
Recvd: 08/05/09 16:00 3 pgs
Fees:18.00 Taxes:555.00
20090805-0073663

ADDRESS NEW OWNER:
New Earth Builders, LLC
1226 Chester Avenue
Nashville, TN 37206

SEND TAX BILL TO:
Owner

MAP	**82-16**
GROUP	
PARCEL	**209**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul Leslie, Executor of the Estate of Fern Marks, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **New Earth Builders, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the map entitled Henry Blood's Addition to East Nashville of record in Book 21, page 5, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Fern Marks, unmarried, by deed from Fred A. Settles, Sr. and wife Joyce Settles, of record in Inst. 20070409-0041530, Register's Office for Davidson County, Tennessee; the said Fern Marks, a Texas resident, having died November 2, 2008. An Order to Probate Foreign Will and Appoint Paul Leslie Executor having been entered Probate Court, Davidson County, Tennessee, on June 30, 2009 (09P-1033).

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **611 Fatherland St., Nashville, Tennessee 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 the 29 day of July, **2009.**

Paul Leslie

Paul Leslie, Executor of the Estate of Fern Marks, deceased

STATE OF TEXAS
COUNTY OF ~~BEXAR~~ Rains

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Leslie**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Executor of the Estate of Fern Marks, deceased,** and that as said **Executor** he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29 day of July, 2009.

Shelbe Thomas
NOTARY PUBLIC

My Commission Expires: 3-20-13

SHELBE THOMAS
Notary Public, State of Texas
My Commission Expires
March 20, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of August, 2009.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/14/2012