Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 13, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $93,750.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF SEPTEMBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03249 TSTER CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Randall W. Tester and Esther J. Maus-Tester	same	16106015800
5115 Brucewood Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ARLIS C. TESTER, TRUSTEE OF THE BINA M. TESTER LIVING TRUST, UNDER TRUST AGREEMENT DATED JANUARY 27, 1998

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RANDALL W. TESTER, AND WIFE, ESTHER J. MAUS-TESTER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5115 Brucewood Drive, Nashville, TN 37211

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 the Grantor does covenant with the said Grantee that it 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 set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, 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 its hand on the 11th day of September, 2009.

Arlis C. Tester, Trustee of the Bina M. Tester Living Trust, Under Trust Agreement dated January 27, 1998

BY: Arlis C. Tester
Arlis C. Tester, Trustee

STATE OF NC
COUNTY OF WATAUGA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Arlis C. Tester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of ARLIS C. TESTER, TRUSTEE OF THE BINA M. TESTER LIVING TRUST, UNDER TRUST AGREEMENT DATED JANUARY 27, 1998, the within named barganor, a Trust, and that Arlis C. Tester, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Watauga Co, North Carolina, this 11th day of September, 2009.

Notary Public Mary J. Brown
My Commission Expires: 5-5-11

NOTARY PUBLIC WATAUGA CO. N.C.

BILL GARRETT, Davidson County
Trans:T20090063052 DEEDWARR
Recvd: 09/15/09 11:07 2 pgs
Fees:13.00 Taxes:346.88
20090915-0086076

EXHIBIT A - LEGAL DESCRIPTION

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 211, SECTION TWO, HUNTINGTON PARK, as shown on plat of record in Plat Book 4175, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Arlis C. Tester, Trustee, and Bina M. Tester, Trustee, of the Bina M. Tester Living Trust, Under Trust Agreement dated January 27, 1998, by Warranty Deed from Dorothy Presley Smith, Executrix of the Estate of Jim B. Smith, recorded April 23, 2002 in Instrument No. 20020423-0049840, in the Register's Office, Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2009 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, HUNTINGTON PARK, as recorded in Plat Book 4175, Page(s) 108, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4393, Page 383 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Property taxes for the current year.