This instrument prepared by:
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STATE OF Tennessee
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $710,000.00

Affiant

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

Subscribed and sworn to before me, this 8th day of October, 2009.

Notary Public
My commission expires: 9/23/13

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel R. Hall	New Owner	082-16-0-099
809 Russell Street		082-16-0-097
Nashville, TN 37206		082-16-0-098

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond G. Hunter**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Joel R. Hall**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Parcel One:

Lots 9 and 11 on the Map of the Kinnaird and Bransford Subdivision, as of record in Book 57, Page 156, Register's Office for said County.

Said Lots Nos. 9 and 11 front together 100 feet on the northerly side of Russell Street, and run back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Raymond G. Hunter, unmarried, by deed from Carrie May Manning, unmarried, of record in Book 5127, Page 253, Register's Office for Davidson County, Tennessee dated March 11, 1977 and recorded on March 23, 1977.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 809 Russell Street, Nashville, Tennessee 37206.

Parcel Two:

BILL GARRETT, Davidson County
Trans:T20090069127 DEEDWARR
Recvd: 10/09/09 10:45 3 pgs
Fees:18.00 Taxes:2627.00
20091009-0094160

Lots 3, 5, and 7 on the Plan of Subdivision of the Bransford and Kinnaird Property in East Nashville, as of record in Book 57, Page 156, Register's Office for said County.

Said lots adjoin each other and together front 150 feet on the northerly side of Russell Street and run back between parallel line 170 feet to an alley in the rear.

Being the same property conveyed to Raymond G. Hunter by deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5742, Page 660, Register's Office for Davidson County, Tennessee dated May 7, 1981, and recorded May 7, 1981.

Further being conveyed to Commerce Union Bank by deed from Ernest Agee and wife, Cora Agee, of record in Book 4304, Page 813, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 805 Russell Street, Nashville, Tennessee 37206.

The Plan of Subdivision of the Bransford and Kinnaird Property in East Nashville is also known as the Map of Kinnaird and Bransford Subdivision, of record in Book 57, Page 156, Davidson County Register's Office.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 7th day of October, 2009.

Raymond G. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raymond G. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennnessee, this 7th day of October, 2009.

Brian Lavoy Payne, Notary Public

My Commission expires 12/12/10

