THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FTEC File No. 29069-10-2009 **Record & Return To:** First Title and Escrow Company, Inc. 2000 Richard Jones Road, Suite 110 Nashville, TN 37215 File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $69,552.00. Affiant Subscribed and sworn to before me this 12th day of October, 2009. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC GERALD G. PATTERSON DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Bennett Mott 12239 ST. JOHN ROAD CECILIA, KY 42724	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 082-07-0-059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Ann Mott, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bennett Mott and Patricia Ann Seifert, as joint tenants with the right of survivorship,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 812 Stockell Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of October, 2009.

Mary Ann Mott

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Ann Mott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2009.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC GERALD G. PATTERSON DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20090069999 DEEDWARR
Recvd: 10/14/09 13:22 2 pgs
Fees:13.00 Taxes:257.34
20091014-0095273

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield of record in Book 57, Page 25, Register's Office for said County.

Said Lot No. 100 fronts 50.00 feet on the westerly margin of Stockell Street and extends back 174.5 feet between parallel lines to a dead line in the rear, measuring 50.00 feet thereon.

Being the same property conveyed to Mary Ann Mott by deed dated 10/21/1986 from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of record in Book 7018, Page 872, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 57, Page 25, Register's Office for Davidson County, Tennessee.