BILL GARRETT, Davidson County
Trans: T20090070397 DEEDWARR
Recvd: 10/15/09 16:25 2 pgs
Fees: 13.00 Taxes: 2216.30
20091015-0095706

WARRANTY DEED

G-VRE-09-1725

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/14/2013
(AFFIX SEAL)

SHIRLEY J. GARNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin S. Pyle	Edwin S. Pyle	
2525 West End Avenue, Suite 1500	(NAME) 2525 West End Avenue, Suite 1500	
(ADDRESS) Nashville, Tennessee 37203-1423	(ADDRESS) Nashville, Tennessee 37203-1423	104-16-192.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EMERSON LEE HART, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWIN S. PYLE, TRUSTEE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE EASTERLY 5.0 FEET OF LOT NO. 99, ALL OF LOTS NOS. 100 AND 101, AND THE EASTERLY 5.0 FEET OF LOT NO. 102 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS AS OF RECORD IN BOOK 332, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 99, ALL OF LOTS NOS. 100 AND 101 AND PART OF LOT NO. 102 FRONT TOGETHER 130.0 FEET ON THE SOUTHERLY SIDE OF LINDEN AVENUE AND RUN BACK 202.0 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 202.5 FEET ON THE WESTERLY LINE, TO AN ALLEY MEASURING 130.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM NICOLE TAYLOR HART TO EMERSON LEE HART AS RECORDED ON THE 10TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081110-0111347 AND WARRANTY DEED FROM JUNE H. WILLIAMS, INDIVIDUALLY AND AS TRUSTEE OF THE JUNE H. WILLIAMS REVOCABLE TRUST U/A DATED 9/14/1994 AND ROBLEY C. WILLIAMS, JR., INDIVIDUALLY AND AS TRUSTEE OF THE ROBLEY C. WILLIAMS, JR. REVOCABLE TRUST U/A 9/14/1994 TO EMERSON LEE HART AND WIFE, NICOLE TAYLOR HART AS RECORDED ON THE 5TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040505-0051591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1725 Linden Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 14th day of October, 2009.

Emerson Lee Hart

STATE OF Tennessee
COUNTY OF Davidson

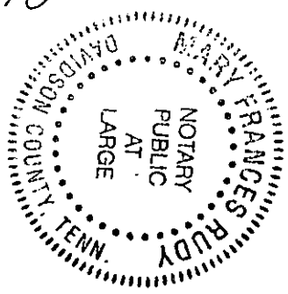
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emerson Lee Hart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903