Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of November 2009.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 11/03/09 09:22 4 pgs
Fees:23.00 Taxes:444.00
20091103-0101263

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles E. Evans	Same	70070125
~~105 East Trinity Ln~~ 106 Carriage Way		
~~Nashville TN 37207~~ Hendersonville TN 37075		

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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Shearon Elaine Ingram, an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Charles E. Evans and wife Jo H. Evans hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee more particularly described according to a survey made by Stephen A. Draper dated September 1, 1954 as follows:

Beginning at an iron pin in the northerly margin of Trinity Lane, as widened, 192.8 feet east of the intersection of the easterly margin of Dickerson Road and the northerly margin of Trinity Lane as widened; thence in a northerly direction north 19 deg. 12' east 194.83 feet to iron pin; thence in an easterly direction south 85 deg. 10' east 135 feet to a fence post; thence in a southerly direction, south 19 deg. 12' east 194.83 feet to an old stake and iron pin in the northerly margin of Trinity Lane, as widened; thence in a westerly direction north 85 deg. 10 west along the northerly margin of Trinity Lane, as widened 135 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point, being the southeastern corner of property belonging to

Howard Cantrell, et ux, said point being common to Parcel 126 of Map 71-7 as recorded in Book 3133 Page 331 Register's Office for Davidson County, Tennessee; thence westerly, along the existing northern right of way line of East Trinity Lane, 35 feet more or less, to a point; thence northerly along the existing northern right -of-way line of East Trinity Lane 5.00 feet more or less, to a point , thence easterly in a straight line 35.47 feet more ore less to a point on the common property line of Parcels 125 and 126 of May 71-7 thence southwesterly along the common property line, 5.02 feet more or less to the point of beginning and containing therein an area of 176.17 square feet, more or less.

Being the same property divested from Howard Cantrell and wife Juanita Joyce Cantrell by Final Order in case of Metropolitan Government of Nashville and Davidson County vs Howard Cantrell and Juanita Joyce Cantrell File No. 83C-503 and of record in Book 11416 Page 591 Register's Office for Davidson County, Tennessee.

Being the a portion of the same property conveyed to Howard Cantrell and wife Juanita Cantrell by deed from W.A. Evitts and Marjorie L. Evitts of record in Book 4687 Page 948 and Juanita Cantrell's interest was divested from her by Divorce Decree of record in Book 6152 Page 827 Register's Office for Davidson County, Tennessee. Howard Cantrell having died on May 12, 2006 testate and Last Will and Testament having been duly probated in Probate Court for Davidson County, Tennessee Case No. 06P-1120. Said will devised this property to Shearon Elaine Ingram.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) Subject to any requirements for plat to be recorded. Property is not a part of a subdivision plat. 3) 10' x 10' Utility Easement granted to Metropolitan Government for Nashville and Davidson County, acting through Electric Power Board of record in Instrument No. 20080312-0024883 4) Lease with Lamar Corp recorded in Book 7377 Page 296 and Book 7665 Page 599 and term of lease has been extended 4) Temporary Easement for slope construction of record in Book 11416 Page 591 (was to expire upon completion of proposed sidewalk)

This property is improved property known as 105 East Trinity Ln, Nashville, Tennessee 37207

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of November, 2009.

Shearon Elaine Ingram

Shearon Elaine Ingram

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

2nd Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of November, 2009.

Notary Public

My Commission expires: 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06311

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

