WARRANTY DEED

JOHN DEERE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-ELAM-09-2113

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470

(AFFIX SEAL)

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
MARGARET A. WALL	Margaret A. Wall	
P.O. Box 281707 (ADDRESS)	P.O. BOX 281707 (NAME) (ADDRESS)	
Nashville, TN 37228 (CITY) (STATE) (ZIP)	Nashville, TN 37228 (CITY) (STATE) (ZIP)	07013008700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PHILLIP A. CORBITT AND WIFE, VERA A. CORBITT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGARET A. WALL, A MARRIED WOMAN, 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 IN THE 13TH, FORMERLY 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE LAND CONVEYED BY JOHN W. CURTIS TO LINCOLN G. CURTIS, BY DEED OF RECORD IN BOOK 417, PAGE 497, DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY MARGIN OF A 50 FOOT STREET, NOW CALLED CLIFF DRIVE AT THE SOUTHEAST CORNER OF A LOT CONVEYED BY MATTIE T. CURTIS TO WILLIE DEAN HARVEY AND HUSBAND, CLIFTON L. HARVEY, BY DEED OF RECORD IN BOOK 644, PAGE 193; THENCE ALONG THE WESTERLY MARGIN OF SAID STREET OR DRIVE, SOUTH 32 DEGREES WEST 184 FEET TO HENRY ZOHRLAUT'S NORTHEAST CORNER; THENCE WITH HIS NORTHERLY LINE, NORTH 85 DEGREES WEST 365 FEET TO HIS NORTHWEST CORNER, THENCE NORTH 32 DEGREES WEST 184 FEET; THENCE SOUTH 58 DEGREES EAST 365 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP A. CORBITT AND WIFE, VERA A. CORBITT BY DEED FROM ANTHONY T. CARR, AN UNMARRIED PERSON OF RECORD IN BOOK 8107, PAGE 660 ON 04/01/1990 AND FILED FOR RECORD ON 05/11/1990, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS EASEMENT(S) AS SHOWN OF RECORD IN BOOK 2203, PAGE 594, AND BOOK 4071, PAGE 199, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2113 CLIFF DR, NASHVILLE, Tennessee 37218

(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.

BILL GARRETT, Davidson County
Trans: T20090074999 DEEDWARR
Recvd: 11/03/09 14:02 2 pgs
Fees: 13.00 Taxes: 407.00

20091103-0101575

Witness my/our hand(s) this 2nd day of November, 2009.

PHILLIP A. CORBITT

VERA A. CORBITT

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP A. CORBITT and VERA A. CORBITT, 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 2nd day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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