PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50241
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William H. Lassiter Jr. and Mary Jane Tharp, Co-Trustees of the Clarence Howard Nelson Irrevocable Trust 852 Battery Lane Nashville, Tennessee 37220	Same

TAX MAP-PARCEL NUMBERS: 13210006800 & 13210004400

BILL GARRETT, Davidson County
Trans:T20090076870 DEEDWARR
Recvd: 11/10/09 13:51 2 pgs
Fees:13.00 Taxes:1143.30
20091110-0104029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$309,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Jean Hamilton, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William H. Lassiter, Jr. and Mary Jane Tharp, Co-Trustees of the Clarence Howard Nelson Irrevocable Trust, dated January 3, 1994** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 (parcels 44 & 68) on the Plan of Mary Jean Hamilton Property, Lot 1 (Tract 1) & (Tract 2) of Plan of Curtiswood Estates II of record in Doc. No. 20091104-0102090, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being part of the property conveyed to Mary Jean Hamilton, a single person by warranty deed from Henry M. Williams, III and spouse, Nancy H. Williams, dated March 29, 1994 and recorded on April 4, 1994 of record in Book 9298, page 512, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Mary Hamilton, unmarried by warranty deed from Andrew B. Benedict, Jr., as to one-half undivided interest and Grace Benedict Paine, as to a one-half undivided interest, dated Jan. 12, 2007 and recorded on Jan. 16, 2007 of record in Doc. No. 20070116-0005920, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20091104-0102090, said Register's Office, which Plan shows a minimum building setback line to be determined by Oak Hill Zoning Ordinance and a 10 foot easement for public utility purposes along the rear line of said lot and a 20 foot sewer easement, with an 8 inch sewer line lying therein, located on the southerly front portion of said lot and a 20 foot public utility and drainage easement along the southerly front line of said lot and a 10 utility easement along the westerly side line of said lot; Easements for sanitary sewers and/or storm drainage to the Metropolitan Government for Nashville and Davidson County, Tennessee by instruments of record in Book 7624, page 612, said Register's Office; Restrictions and use limitations contained in Instruments of record in Book 1512, page 141, said Register's Office.

This is improved property, known as: 852 Battery Lane, Nashville, Tennessee 37220.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of November, 2009.

Mary Jean Hamilton

State of TENNESSEE
County of DAVIDSON

On this 6th day of November, 2009 , before me the undersigned authority, personally appeared Mary Jean Hamilton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $309,000.00

Affiant

Sworn and subscribed before me this the 6th day of November, 2009

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

Notary Public