PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090077811 DEEDWARR
Recvd: 11/16/09 13:12 2 pgs
Fees:13.00 Taxes:37.00
20091116-0105286

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

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

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elwood Davis, Trustee of the Steere Estate Reduction Trust P.O. Box 2630 Westport, Connecticut 06880	SAME

TAX MAP-PARCEL NUMBERS: P/O 13210006800 and P/O 13210004400 to be combined with 132100064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$10,000.00 ,** 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 **Elwood Davis, Trustee of the Steere Estate Reduction Trust** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee and described according to a survey by R.L. Montoya Land Surveying, dated Sept. 5, 2009, revised on Oct. 27, 2009 as follows:

Beginning at an iron rod in the north margin of Battery Lane, said point being the southwest corner of Parcel 68, and the southeast corner of Parcel 15 on Map 132-10; thence leaving said north margin along the common line between Parcel 68 and Parcel 15, North 06 degrees, 04 minutes, 57 seconds, East 452.88 feet to an iron rod; this being the point of beginning for this described tract; thence, continuing along said North 01 degrees, 03 minutes, 35 seconds, East 58.42 feet to an iron rod; thence, along the north line of Parcel 44 North 89 degrees, 54 minutes, 58 seconds, East 32.60 feet to a point; thence, leaving said north line of Parcel 44 south 18 degrees, 25 minutes, 22 seconds, West 61.34 feet to a post; thence, North 79 degrees, 29 minutes, 55 seconds, West 19.54 feet to the point of beginning containing 1,530.8 square feet, .04 acres more or less. Said property is shown on the Mary Jean Hamilton Property , & Lot 1 (Tract 1) & (Tract 2) of Plan of Curtiswood Estates, II of record in Doc. No. 20091104-0102090, said Register's Office.

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: 4432 Curtiswood Circle, 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: 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 $10,000.00

Affiant

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

Notary Public

My Commission Expires: 9-8-2012

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty—12/92