THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29158-11-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 16th day of November, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mark Dorris 2616 Ashwood Avenue Nashville, TN 37212	Mark Dorris 363 Woodycrest Ave. Nashville, TN 37210	Map and Parcel No.: 10415005000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela Evans Lawson and Duncan Easterly Evans III, devisees under the Will of Duncan Easterly Evans, Jr.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Dorris, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2616 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of November, 2009.

Pamela Evans Lawson

Duncan Easterly Evans III

BILL GARRETT, Davidson County
Trans:T20090078274 DEEDWARR
Recvd: 11/17/09 14:45 2 pgs
Fees:13.00 Taxes:777.00
20091117-0105941

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Pamela Evans Lawson and Duncan Easterly Evans III** 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.

Witness my hand, at office, this 16th day of November, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being the west half of Lot No. 78 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County.

Said west half of Lot No. 78 fronts 50 feet on the north side of West Ashwood Avenue, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Duncan E. Evans, Jr. and wife, Marion G. Evans by Deed dated November 5, 1965 from Gladys A. Lawrence, unmarried of record in Book 3955, page 817, Register's Office for Davidson County, Tennessee. Marion G. Evans predeceased Duncan E. Evans, Jr., who died on May 2, 2009. By Will of Duncan Easterly Evans, Jr. of record in Instrument No. 20091109-0103590, Register's Office for Davidson County, Tennessee, subject property was devised to Pamela Evans Lawson and Duncan Easterly Evans, III. Duncan E. Evans, Jr. and Duncan Easterly Evans, Jr. are one and the same person.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 332, page 132, Register's Office for Davidson County, Tennessee.