RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090078802 DEEDWARR
Recvd: 11/19/09 12:58 2 pgs
Fees:13.00 Taxes:273.80
20091119-0106695

WARRANTY DEED

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2009.

NOTARY PUBLIC

My commission expires: 9-25-10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COURTNEY BANKS 2501 Whites Creek Pike Nashville, TN 37207	Same address as new owner	MAP 05916003000

FOR AND IN CONSIDERATION of the sum of SEVENTY FOUR THOUSAND AND NO/100 ($74,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **GORDON BANKS and wife, NICHOLE BANKS,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **COURTNEY BANKS, unmarried,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the map of Haynes Cleveland Plan as of record in Book 161, page 35, Register's Office for said County, and described according to a survey made by EL Miller, Jr. and Co., dated January 23, 1961.

Said Lot fronts 40 feet on the easterly side of Whites Creek Pike and runs back 135 feet, more or less, on the northerly line and 133 feet on the southerly line along the northerly margin in Francis Street, to an alley in the rear, on which it measures 35 feet, more or less.

Being the same property conveyed to Gordon Banks and wife, Nichole Banks by deed from Gordon Banks dated 6/12/2001 and filed for record on 6/12/2001 of record in Instrument Number 20010613-0062376 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 161, page 35; to any and all restrictive covenants of record; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 13th day of November, 2009.

GORDON BANKS

NICHOLE BANKS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Gordon Banks and Nichole Banks, 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 and seal, this the 13th day of November, 2009.

Notary Public

My commission expires: 9-25-10

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010