File #4399-7
Box 14-A

BILL GARRETT, Davidson County
Trans:T20090081232 DEEDWARR
Recvd: 12/02/09 08:28 3 pgs
Fees:18.00 Taxes:869.50
20091202-0110060

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Wonnie L. Short 225 Hillwood Blvd. Nashville, TN 37205	New Owner	Map 117-08 Parcel 044

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Katherine Jane Swain**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wonnie L. Short**, unmarried, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the changed Plan of the Subdivision of Lot Nos. 11, 12, 13, 14 and 15 in Belmont Terrace Annex, No. 1, as of record in Book 547, Page 99, Register's Office for said county.

Said Lot No. 6 fronts 49 feet on the westerly side of Oakland Avenue, Extended, and runs back 220 feet on the northerly line and 223 feet on the southerly line, to a dead line, measuring 41.66 feet thereon.

Together with Deed of Easement for driveway purposes in Book 6982, Page 434.

Being the same property conveyed to Katherine Jane Swain, by Deed from John Bernard Kohl, III, and wife, Helen H. Kohl, of record in Book 4132, Page 866, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

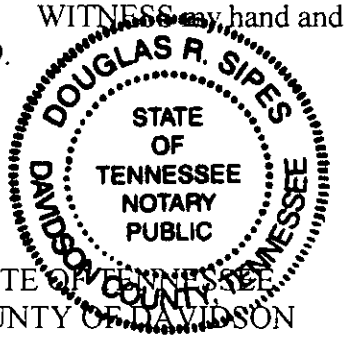
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 19th day of November, 2009.

Katherine Jane Swain
Katherine Jane Swain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Katherine Jane Swain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19 day of November, 2009.



Douglas R Sipes

Notary Public
My Commission Expires: Douglas R. Sipes Commission Expires November 4th 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Katherine Jane Swain

Affiant

Subscribed and sworn to before me this 19 day of November, 2009.

Douglas R Sipes

Notary Public
My Commission Expires: Douglas R. Sipes Commission Expires November 4th 2013

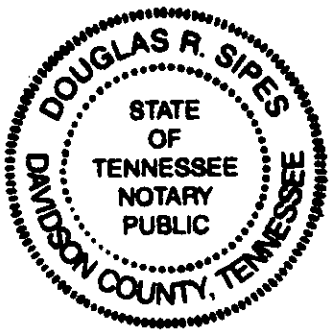


Exhibit "A"
Permitted Encumbrances

1. Taxes for the year 2010 and subsequent years, not yet due and payable. Map 117-08, Parcel 044.

2. All matters shown on the Plan of record in Book 547, Page 99, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, Book 3932, Page 230, said Register's Office.

4. Easement for Roadway across a portion of said lot in Book 2088, Page 339, said Register's Office.

5. Deed of Easement for driveway purposes of record in Book 6982, Page 434, said Register's Office.