This Instrument Prepared By:

Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090742

Send Tax Bills To:
Alliant Credit Union
11545 W. Touhy Ave
Chicago, IL 606666

BILL GARRETT, Davidson County
Trans:T20090085613 DEEDWARR
Recvd: 12/21/09 09:58 2 pgs
Fees:13.00 Taxes:240.50
20091221-0115658

New Owner is:
Timothy L. Eddins
323 Grace Street
Nashville, TN 37207

MAP: 082-07-0

PARCEL: 340.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rosalind Eddins, as Trustee for The Calvin D. Eddins and Rosalind Eddins Revocable Living Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Timothy L. Eddins**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 in the East Nashville Real Estate Company's Plan, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 (fifty) feet on the north side of Josephine Street (now Grace Avenue) and runs back between parallel lines one hundred and sixty-five (165) feet to an alley.

Being the same property conveyed to Calvin D. Eddins and Rosalind Eddins, as Trustees for The Calvin D. Eddins and Rosalind Eddins Revocable Living Trust, by Deed from Calvin D. Eddins and Rosalind Eddins, dated 6/24/08 and recorded 7/16/08 in Instrument Number 20080716-0073010; and the same property previously conveyed to Calvin D. Eddins and wife, Rosalind F. Eddins, by Warranty Deed from Cumberland Builders, Incorporated, dated 7/28/65 and recorded 8/6/65 in Book 3920, page 169, Register's Office for Davidson County, Tennessee. NOTE: Calvin D. Eddins has since died leaving Rosalind Eddins as sole Trustee of The Calvin D. Eddins and Rosalind Eddins Revocable Living Trust.

Improved property known as: **323 Grace Street, Nashville, TN 37207**

R. E.
Sellers Initials

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, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 18th day of December, 2009.

GRANTOR(S):

Rosalind Eddins, Trustee
ROSALIND EDDINS, TRUSTEE

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ROSALIND EDDINS, AS TRUSTEES FOR THE CALVIN D. EDDINS AND ROSALIND EDDINS REVOCABLE LIVING TRUST**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 18th day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$65,000.00**.

Sallie K. Williams
AFFIANT

SWORN TO and subscribed before me this the 18th day of December, 2009.

NOTARY PUBLIC

My commission expires: 7-29-13

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013