WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/09 09:55 2 pgs
Fees:13.00 Taxes:122.10
20091230-0118215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$33,000.00.**

Affiant

Subscribed and sworn to before me this 15 day of Dec., 2009

Notary Public

My Commission expires: 4.15.12

(Affix Seal)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM CO

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 83 Robertson St. Trust, L&O Farms, LLC, as Trustee	SAME	093-16-0-423.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Linda Mosely, Trustee for The Billie W. Rickles Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 83 Robertson St. Trust, L&O Farms, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being 30 feet of the west side of Lot No. 5 on the plan of Block "F", Hermitage Addition to Nashville, of record in Book 57, page 43, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 5 fronts 30 feet on the south side of Robertson Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Billie W. Rickles, by deed from Leon Ruben and Myra Ruben, on October 31, 1996, of record in Book 10250, page 544, Register's Office for Davidson County, Tennessee. The said Billie W. Rickles having died testate, placing said property into the "Billie W. Rickles Trust" and naming Linda Milliway as Trustee. Will of record in Instrument Number 20091230-0118214, said Register's Office. Linda Milliway resigned as Trustee. Linda Mosely was appointed as Successor Trustee by Order #54738 in the Circuit Court for Rutherford County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2010 in the estimated amount of $898.69 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 093-16-0-423.00.
- Subject to all matters as shown on the Plan of record in Book 57, page 43, Register's Office Davidson County, Tennessee.

This is improved property known as: **83 Robertson Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this December 15, 2009.

The Estate of Billie W. Rickles

Linda Mosley

By Linda Mosely, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Linda Mosely, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15, 2009

My commission expires 7/24/2010

Kyle C Dennis

Notary Public

KYLE C. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY