BILL GARRETT, Davidson County
Trans:T20100001652 DEEDWARR
Recvd: 01/08/10 13:18 2 pgs
Fees:13.00 Taxes:384.80
20100108-0002042

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Eric W. Northern 2106 12th Avenue North Nashville TN 37208	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $104,000.00

Map & Parcel No.
81-30 228

Affiant
Subscribed and sworn to before me on 12/30/09.

Notary Public

BRYAN LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 24, 2011

My Commission Expires: 24 Jan 2011

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, The Estate of Issac J Northern. Sr, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Eric W. Northern, a single man, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

This property is commonly known as: 2106 12th Avenue North, Nashville, Tennessee 37208, County of Davidson.

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of C.E. Raymond's Subdivision of Lot No. 22 Owen's Buena Vista Addition, as of record in Book 57, page 63, Register's Office of Davidson County, Tennessee.

SAID Lot No. 23 fronts 50 feet on the easterly side of 12th Avenue North, formerly Sangster Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Isaac J. Northern, Sr. and wife, Jimmie Lou Northern from J. Mitchell Grissom, Jr., Trustee by Quitclaim Deed dated November 21, 1990 and filed for record in Book 8241, page 50, Register's Office for Davidson County, Tennessee.

The said Jimmie Lou Northern pre deceased her husband, Isaac J Northern Sr. Isaac J Northern Sr died Testate. The sale is court ordered. (see probate docket No.07P-2011).

The above legal description is identical to the legal description in the previous deed of record.

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This is improved property located at 2106 12th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they 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 for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 12/30/09.

Executrix of The Estate of Issac J Northern
Edna Maxine Northern
Executrix of The Estate of Issac J Northern
Edna Maxine Northern

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Edna Maxine Northern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~She~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this the 30th day of Dec, 2009.

Notary Public

My Commission Expires: 24 Jan 2011

BRYAN LOWHORN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires January 24, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Edna Maxine Northern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the Executrix for The Estate of Isaac J Northern Sr, the within named bargainor, and that she as such Executrix, executed the foregoing instrument for the purpose therein contained, by signing the name of the The Estate by herself as such Executrix.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of Dec, 2009.

Notary Public

My Commission expires: 24 Jan 2011

BRYAN LOWHORN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires January 24, 2011