WARRANTY DEED

G-VRE-09-211

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-19-2011

(AFFIX SEAL)

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 09-19-2011

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Harrell	SunTrust Mortgage (NAME)	
211 South 13th Street (ADDRESS)	401 Commerce St. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville TN 37230 (CITY) (STATE) (ZIP)	83-13-51.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT M. HALL AND WIFE, AIDA HALL , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM HARRELL, AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THE WESTERLY 160 FEET OF LOT NO. 1 ON THE PLAN OF SPRING PARK, AS OF RECORD IN BOOK 57, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING ON THE EASTERLY MARGIN OF 13TH STREET, FORMERLY ANN STREET, AT A POINT 50 FEET NORTHERLY FROM THE NORTHERLY MARGIN OF FATHERLAND STREET, FORMERLY HOBSON STREET; THENCE WITH THE EASTERLY MARGIN OF 13TH STREET, NORTHERLY 50 FEET; THENCE EASTERLY PARALLEL WITH FATHERLAND STREET, 160 FEET TO THE WESTERLY MARGIN OF AN ALLEY; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY, SOUTHERLY 50 FEET; THENCE WESTERLY 160 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. HALL, AN UNMARRIED PERSON BY WARRANTY DEED FROM GREG SOLOMON, A MARRIED PERSON AND TED H. LEE, II, A MARRIED PERSON, RECORDED ON THE 21ST DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030121-0008277, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ROBERT MICHAEL HALL HAVING SINCE MARRIED. AIDA HALL, SPOUSE OF ROBERT MICHAEL HALL JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN PLAT OF RECORD IN PLAT BOOK 57, PAGE 134; TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 211 South 13th Street, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20100001682 DEEDWARR
Recvd: 01/08/10 14:03 2 pgs
Fees:13.00 Taxes:569.80

20100108-0002074

Witness my/our hand(s) this 6th day of January, 2010.

Robert M. Hall

Aida Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Hall, and ~~Aida~~ Adie Hall the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of January, 2010.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903