THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29333-01-2010** **Record & Return To:** **First Title & Escrow Co., Inc.** **2000 Richard Jones Road, Suite 110** **Nashville,TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $45,000.00. Jo D. Fleming Affiant Subscribed and sworn to before me this 3rd day of February, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Lisa L. Vanderpool, Jo D. Fleming 606 Truxton Drive Nashville, TN 37214	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 096 110 12200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cathy K. Trigg**, unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa L. Vanderpool and Jo D. Fleming, as joint tenants with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 606 Truxton Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of February, 2010.

Cathy K. Trigg

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cathy K. Trigg**, 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, at office, this 3rd day of February, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100007504 DEEDWARR
Recvd: 02/05/10 14:13 2 pgs
Fees:13.00 Taxes:166.50

20100205-0009472

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Hickory Bend, Section 1, as of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Hugh L. Trigg and wife, Cathy K. Trigg by Deed dated 3/19/1974 from Rowe C. Lamb and wife, Ingrid A. Lamb of record in Book 4798, Page 341, Register's Office for Davidson County, Tennessee. Hugh L. Trigg died on July 8, 2001.

This conveyance is made subject to:

1. 2010 County Taxes which have been assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3341, Page 265, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3300, Page 38, Register's Office for Davidson County, Tennessee.