WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2010.

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wilbur Ellison	NEW OWNER	Parcel ID:
2707 Oneal Drive		08106011200
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Harriet R. Clark, Co-Executor and Gary L. Brooks, Co-Executor for the Estate of Susanne L. Dotson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wilbur Ellison and wife, Joycene Ellison
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 14, on the Plan of Cumberland Gardens, Section Five, of record in Plat Book 3300, Page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Russell E. Dotson and wife, Susanne L. Dotson by deed from Stanly T. Snodgrass, Trustee, of record in Book 3428, Page 507, Register's Office for said County. The said Russell E. Dotson died December 16, 1992, and the title is vested in Susanne L. Dotson, as surviving tenant by the entirety. The said Susanne L. Dotson died testate on August 10, 2009, and the Estate was admitted to Probate as Probate No. 09P1340 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Co-Executors of the Estate of Susanne L. Dotson pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 09P1340.

This conveyance is subject to Restrictions of record in Book 3340, Page 125, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 37, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2600 Jenkins Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 19th day of February, 2010.

Estate of Susanne L. Dotson

BY: Harriet R. Clark, Co-Executor
Harriet R. Clark, Co-Executor

BY: Gary L. Brooks, Co-Executor
Gary L. Brooks, Co-Executor

BILL GARRETT, Davidson County
Trans:T20100010626 DEEDWARR
Recvd: 02/23/10 10:26 2 pgs
Fees:13.00 Taxes:251.60
20100223-0013660

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harriet R. Clark and Gary L. Brooks, Co-Executors of the Estate of Susanne L. Dotson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Co-Executors of the Estate of Susanne L. Dotson and as such Co-Executors, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2010.

My Commission Expires: 3/7/11

Notary Public

