Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100013517 DEEDWARR
Recvd: 03/08/10 08:54 2 pgs
Fees:13.00 Taxes:1020.46
20100308-0017419

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $275,800.00

Affiant

Subscribed and sworn to before me, this 5th day of March, 2010.

Notary Public
My commission expires: 11/22/10

Kate Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Davidson County

02-1002-46849

Address of New Owner:	Send Tax Bills to:	Tax Information
Megan E. Welsh 1413 Greenwood Avenue Nashville TN 37206	New Owner	083-02-0-048.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clara Jacqueline Peters, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Megan E. Welsh, _____, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly 46 feet of Lot No. 2 and the westerly 6 feet of Lot No. 3, on the Plan of H. M. Doaks Subdivision, of record in Book 332, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lot Nos. 2 and 3 front together 52 feet on the north side of Greenwood Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Jennifer Gayle Binkley and Teresa Darlene Harris Gambill subject to a life estate reserved in Ernest B. Binkley and wife, Jean H. Binkley by Quitclaim Deed from Ernest B. Binkley and wife, Jean H. Binkley, dated February 2, 1993, recorded February 2, 1993, of record in Book 8854, Page 800, Register's Office for Davidson County, Tennessee. The said Ernest B. Binkley having since died August 9, 1998. By Quitclaim Deed of record in Instrument No. 20011213-0137741 Jennifer Gayle Denton, formerly known as Jennifer Gayle Binkley, and Teresa Darlene Harris Gambill Leonard, formerly known as Teresa Darlene Harris Gambill conveyed their interest in subject property to Jean H. Binkley, dated December 13, 2001, recorded December 13, 2001, said Register's Office.

Further being the same property conveyed to Clara Jacqueline Peters by deed from Jean H. Binkley, unmarried, dated March 17, 2008, recorded March 31, 2008, of record in Instrument No. 20080331-0032023, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1413 Greenwood Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 5TH day of March, 2010.

Clara Jacqueline Peters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clara Jacqueline Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5TH day of March, 2010.

State of Tennessee at Large

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission expires

5-31-11