Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0074

BILL GARRETT, Davidson County
Trans:T20100014035 DEEDWARR
Recvd: 03/09/10 14:03 2 pgs
Fees:13.00 Taxes:379.82
20100309-0018143

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
102,653.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE26th day of February, 2010.

Notary Public
Commission Expires: 2-20-12

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Entrust Tennessee, Inc.
2732 McCampbell Avenue
Nashville, TN 37214

SEND TAX BILLS TO:
Entrust TN
750 old Hickory Blvd #150
Bldg 2 #150
Brent wood, TN 37027

MAP & PARCEL
096-06-0-061.00

WARRANTY DEED

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, I/WE,

Anthony Carl Mullins, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Entrust Tennessee, Inc. fbo IRA Account #32TR24109

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. 76 on the unrecorded plan of a re-subdivision of part of a strip marked "Reserved" shown on the plat of Donelson Heights as of record in Plan Book 1424, page 35, Register's Office for Davidson County, Tennessee, and described more particularly according to a survey by George W. Watkins, Surveyor, dated September 6, 1951, as follows: Beginning at a point on the southeasterly margin of McCampbell Avenue, said point being the common northerly corner between Lots Nos. 75 and 76 on said unrecorded plan and being 119.9 feet southwestwardly from a monument at the intersection of the southerly margin of McCampbell Avenue and the westerly return of Surrey Road; thence leaving the said southeasterly margin of McCampbell Avenue and with the common line between Lots Nos. 75 and 76 of said unrecorded plan, southeastwardly a distance of 160.2 feet to a point; said point being the common northerly corner of Lots Nos. 73 and 74 on the recorded plan of Donelson Heights, of record in Plat Book 1424, page 35, Register's Office for said County; thence with the northerly line of said Lot No. 73 of said recorded Plan southwestwardly a distance of 85 feet to a point, said point being the common northerly

ACM

corner of Lots Nos. 72 and 73 of said recorded plan of Donelson Heights; thence with the common line between Lots Nos. 76 and 77 on the said unrecorded plan northwestwardly 160.1 feet to a point on the southeasterly margin of McCampbell Avenue; thence continuing with the said margin of McCampbell Avenue, northeastwardly 85 feet to the point of beginning.

Subject to a TVA Easement which runs along the front line of said lot and extends back 54 feet on the northeasterly line and 13.2 feet on the southwesterly line of said property.

Being the same property conveyed to Anthony Carl Mullins, by Quitclaim Deed from Lila Renee Mullins, dated 11-30-04 and recorded 3-15-05 in Instrument No. 20050315-0028530, and being the same property previously conveyed to Anthony Carl Mullins and Lila Renee Mullins, husband and wife, by Warranty Deed from J.G. Stone, Jr. and Jane Usher Stone, husband and wife, dated 4-15-94 and recorded 4-18-94 in Book 9315, page 375, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2732 McCampbell Avenue Nashville TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Anthony Carl Mullins

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Carl Mullins, 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 at Nashville, Tennessee this 26th day of February, 2010.

Notary Public

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission Expires: 2-2012