THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Administrator
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2535SB

BILL GARRETT, Davidson County
Trans:T20100020304 DEEDWARR
Recvd: 04/07/10 09:53 2 pgs
Fees:13.00 Taxes:773.30
20100407-0025992

Property Address: 420 Lockland Drive, Nashville, TN 37206

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Erin Neutzler, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Melissa J. Hughes, unmarried and R. Jane Hughes, married, as joint tenants with rights of survivorship** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee Being Lot Number 180, and the northerly 20.0 feet of Lot Number 179, of record in Plat Book 332, page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 50.0 feet on the west side of Allen Street, now Lockland Drive, and run back between parallel lines along the south margin of McEwen Avenue 128.0 feet to an alley.

Being the same property conveyed to Erin Neutzler, unmarried by Warranty Deed from Paul Gordon, married, dated July 17, 2008, of record in Instrument Number 20080725-0076379, said Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $209,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

EW

WITNESS Grantor's hand this 15th day of March, 2010.

Erin Neutzler {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 15th day of March, 2010, before me the undersigned officer, personally appeared Erin Neutzler, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SPENCER R. TALBOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission expires: 1.23.2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

SEND TAX STATEMENTS TO:
Map/ Parcel: 83-10-69

Branch Banking and Trust Co.

223 West Nash Street

Wilson, NC 27893

New Owners:
Melissa J Hughes
R Jane Hughes
420 Lockland Dr
Nashville, TN 37206