This instrument was prepared by:

Carolyn Piphus, Esq.
Smith & Hirsch, PLC
3250 Dickerson Pike, Ste. 121
Nashville, Tennessee 37207
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Affiant

JACQUELINE ORR WIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and Sworn to before me, this 20th day of April, 2010.

Notary Public

My Commission Expires: 01/09/2012

BILL GARRETT, Davidson County
Trans:T20100024122 DEEDWARR
Recvd: 04/22/10 16:09 2 pgs
Fees:13.00 Taxes:240.50
20100422-0030646

MAP-PARCEL# 080-07-0-119

The Name and Address of the new owners are:

Yvonne Johnson Joyce
4708 Timberhill Drive
Nashville, TN 37211

MAIL TAX BILLS TO:

Same

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by EDDIE YVONNE JOHNSON JOYCE, widow, (hereinafter referred to as GRANTEE), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, YVONNE JOHNSON JOYCE, EXECUTRIX FOR THE ESTATE OF SUSIE O'NEAL, appointed pursuant to a will probated in Seventh Circuit Court, Davidson County, Tennessee, docket# 09-P-491 (hereinafter referred to as GRANTOR), has bargained and sold, and by these presents do transfer, convey, release and forever transfer to the GRANTEE, her heirs and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Williamson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 456, as shown on the map entitled Bordeaux Hills Subdivision, Section 9, of record as Plat Book 4175, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Susie L. O'Neal, by deed from Annie P. Osborne Kelly and spouse, Richard J. Kelly, of record as Book 8038, page 43, dated February 1, 1990, said Register's Office. The said Susie L O'Neal having since died.

This conveyance is subject to the following encumbrances:

Restrictive covenants contained in instrument of record as Book 4405, page 427, said Register's Office; Matters shown on the Plan or record as Plat Book 4175, page 116, Register's Office; and taxes for the current year and any and all easements, restrictions and encumbrances of record that may affect the property.

This is improved property known as 3321 Cocoa Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I'm 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns against the lawful claims of all persons whomsoever. Whenever 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 our hands this 20th day of April, 2010.

Yvonne Johnson Joyce Executrix

YVONNE JOHNSON JOYCE, EXECUTRIX
FOR THE ESTATE OF SUSIE L O'NEAL

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **YVONNE JOHNSON JOYCE, Executrix for the Estate of Susie L O'Neal,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix for the Estate of Susie L O'Neal and that she as Executrix executed the within instrument for the purposes therein contained, by signing her name as Executrix.

Witness my hand and official seal in Nashville, Tennessee, on this 20th day of April, 2010.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My Commission Expires: 01/09/2012

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.