THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040266** BILL GARRETT, Davidson County Trans:T20100024308 DEEDWARR Recvd: 04/23/10 14:05 2 pgs Fees:13.00 Taxes:566.10 20100423-0030887	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $153,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2010. Notary Public My Commission Expires: 11/22/10 Katie Rosenthal NOTARY PUBLIC STATE OF TENNESSEE Sumner County

WARRANTY DEED

Address New Owner: Crystal M. Latta and William G. Bennett 406 Lovell Ave Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-10-0-425.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Terry and Patrick W. Terry, as joint tenants with rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Crystal M. Latta and William G. Bennett,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 on the plan of Evans Resubdivision of Lot "C", Block 13, B. F. Cockrill Farm, of record in Plat Book 4660, Page 108, Register's Office for Davidson County, Tennessee. Said Lot 7 fronts 55.90 feet on the southeasterly margin of Lovell Street and extends back 162.35 feet on the northeasterly line and 163.49 feet on the southwesterly line to a line on the rear on which it measures 55.90 feet. Being the same property conveyed to Robert J. Terry and Patrick W. Terry, as joint tenants with rights of survivorship by Warranty Deed from Duncan E. Evans, Jr. and wife, Marion Evans, recorded on the 21st day of December, 2006 in Instrument No. 20061221-0157819, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EVANS RE-SUBDIVISION OF LOT "C", BLOCK 13, B.F. COCKRILL FARM, as recorded in Plat Book 4660, Page(s) 108.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 406 Lovell Ave Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2010.

Robert J. Terry

Patrick W. Terry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Terry and Patrick W.. Terry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2010.

Notary Public

My Commission Expires: 1-9-12

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN