THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100024653 DEEDWARR
Recvd: 04/26/10 13:08 2 pgs
Fees:13.00 Taxes:2146.00
20100426-0031319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 4/8/2013

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nora S. Kayton	NEW OWNER	MAP 103-03
4710 Idaho Avenue		PARCEL 162
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **William Yancy Lovelace, III and wife, Brooke Myrick Lovelace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nora S. Kayton**

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:

Land in Davidson County, Tennessee, being Lot No. 611, Block 29 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William Yancy Lovelace, III and Brooke Leigh Myrick, now known as Brooke Myrick Lovelace, husband and wife by warranty deed from Donald R. Savely, married as of record in Instrument No. 20090722-0068791, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2010, and subsequent years; (2) All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 103, Registers office.; (3) Restrictive Covenants for Detached Structure of record as Doc. No. 20090818-0077527, said Registers office

This is () UNIMPROVED

(X) IMPROVED property known as **4710 Idaho Avenue, Nashville, TN 37209.**

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 do 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 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 hand(s) this the 22nd day of April, 2010.

William Yancy Lovelace, III

Brooke Myrick Lovelace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Yancy Lovelace, III** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brooke Myrick Lovelace** the bargainor_, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor_, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN