[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Due West Ave Land Trust		Map - 051-01-0
628 Malta Drive	NEW OWNER	Parcel 056
Nashville, TN 37207		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205. This deed was prepared from information provided from the parties hereto, without the benefit of a title examination.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Sherri Stotts, Trustee** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Suzan Flagg, Trustee of the Due West Avenue Land Trust** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 82A on the map of Due West Valley Acres in the 11th Civil District of Davidson County, Tennessee, not of record, and described according to a copy of a survey thereof made September 6, 1985, by R.L. Montoya, Surveyor, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots, Nos. 81 and 82A; thence with the line between said lots South 03 degrees 38' 17" East, 500.0 feet to a point; thence North 86 degrees 26' 07" East 64.49 feet to a point; thence North 03 degrees 38' 17" West 500.0 feet to a point; South 86 degrees 26' 07" West 64.49 feet to a point of beginning containing 0.740 acres, more or less.

Being the same property conveyed to Sherri L. Stotts, Trustee, by Quitclaim Deed from Bobby Eugene Rager and wife, Mary Nell Rager, recorded April 9, 1997 in Book 10411, Page 464, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters as recorded in the Register's Office for Davidson County, Tennessee.

This is improved property now commonly known as: 905 C & D Due West Avenue North, Madison, TN 37115

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me this 22nd day of April, 2010

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20100024997 DEEDWARR
Recvd: 04/27/10 11:30 2 pgs
Fees: 13.00 Taxes: 203.50

20100427-0031804

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22 day of April, 2010.

Sherri Stotts, Trustee

Sherri Stotts, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2010, before me personally appeared Sherri Stotts to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY