THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040305** William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Brenda J. Poythress Affiant Subscribed and sworn to before me, this 29th day of April, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Brenda J. Poythress 2753 Rosedale Pl Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11803012600

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, **Mary T. Luckett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brenda J. Poythress, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 27, PHASE TWO, ROSEDALE PLACE, as shown on plat of record in Plat Book 11190, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Mary T. Luckett by Warranty Deed from Rosedale Place, LLC, recorded on the 28th day of October, 1999 in Book 11721, Page 155, 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 PHASE TWO, ROSEDALE PLACE, as recorded in Plat Book 11190, Page(s) 18.

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

This is improved property located at 2753 Rosedale Pl Nashville TN 37211.

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.

BILL GARRETT, Davidson County
Trans:T20100026429 DEEDWARR
Recvd: 05/03/10 14:46 2 pgs
Fees:13.00 Taxes:629.00
20100503-0033617

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2010.

Mary T. Luckett by Will T. Luckett, her Attorney in Fact
Mary T. Luckett, by Williams Thomas Luckett, her attorney-in-fact

Mary Luckett by Teresa Luckett Burdge attorney in fact
Mary T. Luckett, by Teresa Luckett Burdge, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Williams Thomas Luckett and Teresa Luckett Burdge,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Attorneys-in-fact for Mary T. Luckett,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of April, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County