	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.** Affiant Subscribed and sworn to before me, this the 7th day of May, 2010. Notary Public My commission expires: 11/7/2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew J. Flanigan and Kathy Flanigan	**Andrew and Kathy Flanigan**	**147-15-089.00**
6040 Woodland Hills DR	Same	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kobin Eaker Nelson, as sole heir of the Estate of Dorothy Lavinia Nelson and Paula Moss, Executrix of the Estate of Dorothy Lavinia Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew J. Flanigan and wife, Katherine A. Flanigan

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. 124 on the plan of Whispering Hills, Section 1, as of record in Plat Book 2331, Pages 82, 83 and 84, amended in Book 5748, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William H. Nelson and wife, Lavinia D. Nelson by deed from Mayfair Homes, Inc., of record in Book 2593, Page 627, Register's Office for Davidson County, Tennessee. The said William H. Nelson and Lavinia D. Nelson (also known as Dorothy D. Nelson) having since died and the said William H. Nelson having predeceased Lavinia D. Nelson, the property is now vested in Kobin Eaker Nelson by Last Will and Testament of Dorothy Lavinia Nelson, Docket No. 10P-125 filed in Probate Court of Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **534 Whispering Hills Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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.

BILL GARRETT, Davidson County
Trans:T20100027969 DEEDWARR
Recvd: 05/10/10 15:01 2 pgs
Fees:13.00 Taxes:314.50
20100510-0035794

Witness my/our hand(s) this 7th day of May, 2010.

Kobin Eaker Nelson

Paula Moss, Executrix of the Estate of Dorothy Lavinia Nelson

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kobin Eaker Nelson and Paula Moss, Executrix of the Estate of Dorothy Lavinia Nelson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **May, 2010.**

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/2011