Davidson County DEEDWARR
Recvd: 05/14/10 12:58 3 pgs
Fees:18.00 Taxes:203.50
20100514-0037400

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

William Larry Hall
3937 Gallatin Road
Nashville, TN 37216

SEND TAX BILL:

William Larry Hall
C/o Jim Stevens Realty & Auction Assoc., LLC
3937 Gallatin Road
Nashville, TN 37216

MAP AND PARCEL:
162-03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Vicki Lynn Shoulders and Larry Allen Krogstad** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **William Larry Hall, a single person** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Antioch Park, Section 2, as of record in Book 3842, page 240, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ellard Miland Krogstad and wife Joan L. Krogstad by deed from Buford Painter and wife Alberta V. Painter of record in Book 5191, page 481, Register' s Office for Davidson County, Tennessee, dated August 26, 1977. The said Joan L. Krogstad died on October 29, 2007. The said Ellard Miland Krogstad, also known as Ellard M. Krogstad and also known as Ellard Krogstad died on February 18, 2010 and pursuant to his Last Will and Testament, which was entered to Davidson County Probate Court, Docket No. 10P-398, Vicki Lynn Shoulders and Larry Allen Krogstad are the devisees of Property.

Vicki Lynn Shoulders was appointed Executor of the Estate of Ellard M. Krogstad by the Probate Court of Davidson County, Tennessee, and joins in the execution of this instrument in her capacity as Executor.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 134 Shihmen Court, Antioch, TN 37013, was not the primary residence of Vicki Lynn Shoulders and Larry Allen Krogstad.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the

same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 14 day of May, 2010.

Vicki Lynn Shoulders

Larry Allen Krogstad

Vicki Lynn Shoulders, Executor of the
Estate of Ellard M. Krogstad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Vicki Lynn Shoulders and Larry Allen Krogstad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 14 day of May, 2010.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Vicki Lynn Shoulders, Executor of the Estate of Ellard M. Krogstad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 14 day of May, 2010.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

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

AFFIANT

Subscribed and sworn to before me
this 14th day of May, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/2012

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012