Box 29

17513
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20100029537 DEEDWARR
Recvd: 05/17/10 14:33 3 pgs
Fees:18.00 Taxes:111.00
20100517-0037851

WARRANTY DEED

Address New Owner(s):
Charles M. White
6020 Mt. Pisgah Road
Nashville, TN 37211

Send Tax Bills to:

New Owner

Map/Parcel: Map/Parcel: 08115025400

FOR AND IN 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, I/we, **Mary Theresa Lytton, a widow**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles M. White**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS conveyance is subject to any and all existing easements, restrictions, building lines and zoning regulations of record.

This is improved property known as: 1516 16th Avenue, North, Nashville, TN 37208

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 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 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 my/our hand(s) as on the date shown on the Notary Public form.

Mary Theresa Lytton by Mary Ann Oruga, Atty in Fact

Mary Theresa Lytton
by: Mary Ann Oruga, Atty. in Fact

STATE OF FLORIDA Duval COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN ORUGA, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Mary Theresa Lytton, and acknowledged that she executed the same as the free act and deed of the said Mary Theresa Lytton, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Mary Theresa Lytton, and appearing of record in Instrument No. 20100517-0037850, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 4th day of May, 2010.

Deborah J. Testa
Notary Public

DEBORAH J. TESTA NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES June 20, 2010 #DD 533876 Bonded thru Notary Public Underwriters

My Commission Expires:
6/20/10

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STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ DUVAL

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Mary Theresa Lytton by Mary Ann Oruga Atty in Fact
Affiant

Subscribed and sworn to before me this 4th day of May, 2010.

Deborah J. Testa
Notary Public

DEBORAH J. TESTA NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES June 20, 2010 #DD 533876 Bonded thru Notary Public Underwriters

EXHIBIT "A"

File#: 17513

Legal Description

LAND in Davidson County, Tennessee, being the northerly part of Lot No. 310 on the Plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County, described partly according to a survey made by George W. Watkins, Surveyor, April 14, 1954, as follows:

Beginning at an iron pin in the easterly margin of 16th Avenue North at a common corner of Lots Nos. 309 and 310 on said plan; thence with the line between said lots eastwardly 170 feet to an iron pin on the westerly margin of a 16 foot alley; thence with the westerly margin of said alley, southwardly 46 feet to an iron pin; thence South 50 deg. 15 min. West 37.5 feet to an iron pin; thence South 39 deg. 15 min. West 48.7 feet to an iron pin and thence South 33 deg. East 5 feet to the northeast corner of property conveyed to Albert F. Koch, Sr. by deed from Nettie Lee Koch, of record in Book 2243, page 621, as corrected by instrument of record in Book 2275, page 461, said Register's Office; thence with the northerly line of Albert F. Koch, Sr. property, westwardly 85 feet, more or less, to the easterly margin of 16th Avenue North; and thence northwardly, with the easterly margin of said Avenue, 60 feet to the beginning.

BEING the same property conveyed to Felix Lytton, Jr. and wife, Mary Theresa Lytton by Warranty Deed from Nettie Lee Koch, a widow, dated August 6, 1954, and filed in Book 2293, page 193, said Register's Office. The said Felix Lytton, Jr. having since died.