WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of May, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kudzu Real Estate, Inc.	NEW OWNER	Parcel ID:
2020 Fieldstone Pkwy., Ste. 900-203		07310007300
Franklin, TN 37069		

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, we

Barry D. Alderson and Jerry D. Alderson, Devisee of the Estate of Florence D. Alderson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kudzu Real Estate, Inc.

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. 37 on the Plan of Moss Rose Estates as of record in Book 4860, Page 112, Register's Office for said County.

Said Lot No. 37 fronts 80 feet on the southern margin of Morganmeade Drive and extends back 126.04 feet on the westerly line and 132.54 feet on the easterly line to a line on the rear measuring 80.26 feet thereon.

Being the same property conveyed to Florence D. Alderson and Barry D. Alderson by deed from Margie L. Williams, a single person and surviving tenant by the entirety, of record in Book 6810, Page 278, dated March 20, 1986, Register's Office for said County. Reference is also made to Affidavit of Heirship of record in Instrument 20081112-0111961, said Register's Office. The said Florence D. Alderson died testate on July 16, 2008, and the Estate was admitted to Probate as Probate No. 08P1271, of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee of the Estate of Florence D. Alderson pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 08P1271.

This conveyance is subject to Restrictions of record in Book 5039, Page 359; Book 5138, Page 645; Book 5311, Page 345; Book 5910, Page 336, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Page 112, said Register's Office.

The signature of Jerry D. Alderson is signed by his duly appointed Attorney-in-Fact, Barry D. Alderson, pursuant to the Power of Attorney of record in Instrument 20100521-0039319, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines. easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2624 Morgan Meade, Nashville, TN 37216

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 the 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 land 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.

BILL GARRETT, Davidson County
Trans:T20100030739 DEEDWARR
Recvd: 05/21/10 11:14 2 pgs
Fees:13.00 Taxes:92.50
20100521-0039320

Witness our hands this 19th day of May, 2010.

Barry D. Alderson

Estate of Florence D. Alderson

BY: Jerry D. Alderson By Barry Alderson
Jerry D. Alderson, Devisee
By: Barry D. Alderson, 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, the within named Barry D. Alderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Barry D. Alderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Jerry D. Alderson, Devisee of the Estate of Florence D. Alderson as his Attorney in Fact as the free act and deed of the within named Jerry D. Alderson, Devisee of the Estate of Florence D. Alderson.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.