THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040285**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2010. Notary Public My Commission Expires: 11/22/10

Kate Rosenthal Notary Public State of Tennessee County of Sumner

WARRANTY DEED

Address New Owner: Patricia Scott and James Anckner 2600 Woodlawn Drive Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10415036100

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, **Elizabeth B. Weatherford, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Scott and James Anckner, wife and husband**, ("Grantees"), their 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, described as follows, to wit: Being the easterly 50 feet of the southerly half of Lot No. 20 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for Davidson County, Tennessee. Said part of Lot No. 20 fronts 50 feet on the northerly side of Belair Avenue and runs back between parallel lines with the westerly margin of 26th Avenue South, formerly Tulip Avenue, 192 feet to a dead line. Being the same property conveyed by Warranty Deed from Thomas C. Fussell, married, and wife, Caprice M. Fussell to D. Hart Weatherford, unmarried as recorded on the 1st day of November, 2002 in Instrument No. 20021101-0134342 and Quitclaim Deed from D. Hart Weatherford to Elizabeth B. Weatherford as recorded on the 6th day of November, 2008 in Instrument No. 20081106-0110501, 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 BELAIR, as recorded in Plat Book 332, Page(s) 6.

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

Agreement for Dedication of Easement as set forth in instrument recorded in Book 3982, Page 206.

This is improved property located at 2600 Woodlawn Drive Nashville TN 37212.

Hart Weatherford joins in this instrument to convey any and all interest in said property, marital or otherwise.

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.

BILL GARRETT, Davidson County
Trans:T20100032635 DEEDWARR
Recvd: 06/01/10 10:09 2 pgs
Fees:13.00 Taxes:1702.00
20100601-0041684

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2010.

Elizabeth B. Weatherford

Hart Weatherford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth B. Weatherford and Hart Weatherford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

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