WARRANTY DEED

File #10052043A

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2010.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: 6/3/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bone Minassie	Earl Darnell	135-00-0-281.00
(NAME)	(NAME)	
526 Franklin Limestone Road	4816 Coleman Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Rockvale, TN 37153	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Earl Darnell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bone Minassie,*** **married,** 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:

*and husband, Minassi Semegn

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey dated June 10, 1968, E. L. Miller, Jr., and Co., and described as follows:

Beginning at a steel pin in the center of Franklin Limestone Road, said beginning point being the southwest corner of the property herein conveyed and the northwest corner of property formerly owned by James F. Davis and recently sold to Sam Ervin and wife, Juanita Ervin; thence with the center of Franklin Limestone Road North 20 deg. 55' East 90.0 feet to a steel pin; thence South 73 deg. 10' East 688.0 feet to an iron pin; thence North 86 deg. 50' East 495.0 feet to an iron pin; thence South 10 deg. 50' West 170.0 feet to an iron pin; thence along the northerly margin of Jackson's property, South 84 deg. 20' West 236.0 feet to an iron pin; thence with the northerly margin of property recently sold to Sam Ervin and wife, Juanita Ervin, North 73 deg. 10' West 958.6 feet to the point of beginning, containing 3.14 acres, more or less.

Being the same property conveyed to Earl Darnell, unmarried by deed from Donna Lawrence and Sandra Elaine Harbison, dated 7/30/92, of record in Book 8693, Page 701, said Register's Office.

**LEGAL DESCRIPTION CONTINUED ON PAGE 2.

unimproved ☐
This is improved ☒ property, known as 526 Franklin Limestone Road, Nashville,TN,37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 2nd day of June, 2010.

Earl Darnell

Earl Darnell

BILL GARRETT, Davidson County
Trans: T20100036497 DEEDWARR
Recvd: 06/16/10 10:56 2 pgs
Fees: 13.00 Taxes: 166.50
20100616-0046689

ADDITIONAL LEGAL DESCRIPTION CONTINUED FROM PAGE 1:

Land in Davidson County, Tennessee, being reserve parcel A as shown on the Plan of record in Plat Book 6250, Page 92, 93 and 94, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Earl Darnell, unmarried by deed from Benjamin Crowder and wife, Fannie Crowder, dated 8/4/99, of record in Book 11644, Page 159, said Register's Office.

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

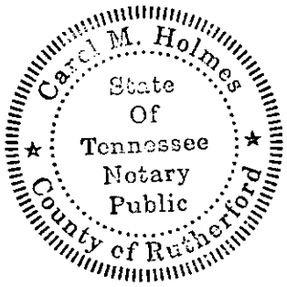
Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Earl Darnell, unmarried with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 2nd day of June, 2010.

Commission expires: 6/3/12

Carol M Holmes

Notary Public



RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130