ADDRESS NEW OWNER:
James B. Burk, Jr.
~~3500 Hillsdale Avenue~~ 501 Park Circle
Nashville, TN 37205
SEND TAX BILL TO:
Avenue Bank
3823 Cleghorn Avenue
Nashville, TN 37215
MAP & PARCEL NOS.:
104-05-0 72

BILL GARRETT, Davidson County
Trans:T20100039368 DEEDWARR
Recvd: 06/29/10 08:02 3 pgs
Fees:18.00 Taxes:851.00
20100629-0050456

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Marion Gale Phy, Executor of the Estate of Louise P. Rogers** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James B. Burk, Jr., unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Wrenwood, as of record in Book 1130, Page 55, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Hillsdale Avenue at the corner of Lot Nos 1 and 2; thence with the said avenue eastwardly 25.1 feet to the beginning a curve; thence around said curve northeastwardly 25.7 feet to the westerly margin of N. Park Circle; thence with said Circle northwardly 104.1 feet to the southeast corner of Lot No. 20; thence with the southerly line of Lots Nos. 20 and 19, westwardly 74 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 125 feet to the beginning.

Being the same property conveyed to George R. Wheeler and wife, Hattie Louise Wheeler, from Billy Joe Reeves and wife, Ruth A. Reeves, by Deed in Book 2752, Page 320, said Register's Office. The said George R. Wheeler died leaving Hattie Louise Wheeler as the sole surviving tenant by the entirety. The said Hattie Louise Wheeler married David Rogers who subsequently died. During their marriage, Hattie Louise Wheeler was known as Louise P. Rogers. Hattie Louise Wheeler is one and the same person as Louise P. Rogers. After executing the contract for sale of real estate to the Grantee herein, Louise P. Rogers died on June 12, 2010. The Executor for the Estate of Louise P. Rogers, Marion Gale Phy, executes this Warranty Deed in order to fulfil the executory and contractual obligation of the Decedent. See Letters Testamentary attached hereto and made a part hereof as Exhibit A.

Louise P. Rogers is one and the same person as Hattie Louise Wheeler.

This is property with a common address of **3500 Hillsdale Avenue, Nashville, TN 37205.**
This property is also known as 501 Park Circle, Nashville, TN 37205.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 1130, Page 55, said Register's office and all matters therein.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of June, 2010.

X Marion Gale Phy, Executor

Marion Gale Phy, Executor
of the Estate of Louise P. Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Marion Gale Phy, Executor of the Estate of Louise P. Rogers,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **25th** day of **June 2010.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1005X091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $230,000.00.

X James B. Bell Jr.
Affiant

Subscribed and sworn before me this 25th day of June, 2010.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

LETTERS TESTAMENTARY

10P979

To MARION GALE PHY :

It appearing to the Court that LOUISE P ROGERS has died leaving a written will, in which you are appointed Executor, which has been duly approved by the Court; and you having been qualified according to law, and it having been ordered by said Court that Letters Testamentary issue to you.

These are, therefore, to empower you, the said MARION GALE PHY to enter upon the execution of said will, and take into your possession all of the property, and to make, within sixty days from this date, a perfect inventory thereof, and make due collection for all debts, and after paying all the just demands against the Testator, and settling up the business according to law, you will pay over and deliver the property and effects that may remain in your hands, and do all other things that may be required, according to the provisions of the said will and the laws of the land.

Witness, Richard R. Rooker, Clerk of the Probate Court, at office, this June 22, 2010 .

Richard R. Rooker, Clerk

D.C.

STATE OF TENNESSEE
DAVIDSON COUNTY

I, Richard R. Rooker, Clerk of the Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of LETTERS TESTAMENTARY, issued to MARION GALE PHY, Executor of the estate of LOUISE P ROGERS deceased, and I do further certify that MARION GALE PHY is still acting Executor of the estate of LOUISE P ROGERS, and acts as such are entitled to full faith and credit, as appears from the records in my office at Nashville, Tennessee.

Witness my hand and official seal, at this office, this the 22nd day of June, 2010.

Richard R. Rooker, Clerk

D.C.