BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2010. Notary Public MY COMMISSION EXPIRES: August 23, 2011 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIMBERLY S. NOURSE	SAME	114-00-0-064.00
(NAME) 7550 CHARLOTTE PIKE	(NAME)	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100040059 DEEDWARR
Recvd: 06/30/10 15:41 2 pgs
Fees:13.00 Taxes:740.00
20100630-0051301

WARRANTY DEED

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, JOHN E. WATSON, TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT OF JACK W. WATSON AND OLLIE B. WATSON DATED NOVEMBER 12, 2008,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY S. NOURSE,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land situated in the 8th, formerly the 12th, Civil District of Davidson County, State of Tennessee, and more particularly described as follows:

Being part of Lot No. 5 on the Plan of William Gower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described according to surveys made by Z. J. Wilkinson, Surveyor, April 16, 1948, and by S.H. Hutchison, April 12, 1951, as follows:

Beginning in the center of Charlotte Pike or U.S. Highway No. 70 North at the southwest corner of the property conveyed to Edward D. Phelan and wife by deed from Dennie O'Brien and wife of record in Book 1977, page 400, in Register's Office for said County; thence with Phelan's westerly line north 42 deg. 41 min. west 565 feet to a point in branch, being the easterly line of the property conveyed to Thomas W. Fulghum and wife, by deed from Dennis O'Brien and wife of record in Book 1628, page 131, said Register's Office; thence with the center of said branch and Fulghum's easterly line south 2 deg. 15 min. east 160 feet; thence south 7 deg. 41 min. west 318 feet; thence leaving said branch south 14 deg. 56 min. east 215 feet to the center of said pike; thence with the center of said pike north 46 deg. 15 min. east 396 feet to the beginning, containing 2.65 acres, more or less.

Being the same property conveyed to JACK WATSON AND WIFE, OLLIE WATSON, by deed from CARL M. VESTAL AND WIFE, RUTH J. VESTAL, of record in Book 2346, page 91, dated February 18, 1955, said Register's Office. Being further conveyed to THE JACK W. WATSON AND OLLIE B. WATSON REVOCABLE LIVING TRUST, by Quitclaim Deed from JACK W. WATSON AND WIFE, OLLIE B. WATSON, of record in Book 11237, page 530, dated December 2, 1998, said Register's Office. Being further conveyed to JOHN E. WATSON, TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT OF JACK W. WATSON AND OLLIE B. WATSON DATED NOVEMBER 12TH, 2008, by Quitclaim Deed from THE JACK W. WATSON AND OLLIE B. WATSON REVOCABLE LIVING TRUST, of record as Instrument No. 20090422-0036653, dated April 17, 2009, said Register's Office.

This conveyance is subject to an Electric Power Line Easement of record in Book 787, page 12; an Agreement for Dedication of Public Utilities Easement of record as Instrument Nos. 20021104-0134794 and 20060425-0047168, said Register's Office and any and all other easements which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 7550 CHARLOTTE PIKE, NASHVILLE, TN 37209
(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 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 29th day of June, 2010.

John E. Watson, Trustee

JOHN E. WATSON, TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT OF JACK W. WATSON AND OLLIE B. WATSON DATED NOVEMBER 12TH, 2008.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2010, before me personally appeared **JOHN E. WATSON, TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENT OF JACK W. WATSON AND OLLIE B. WATSON DATED NOVEMBER 12TH, 2008,** to me known (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 29th day of June, 2010.

Lee A. Cohen

Notary Public

My commission expires: AUGUST 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN