Name and Address New Owner:
Susan Buck Heflin
2032 Neely's Bend Road
Madison, TN 37115

Send Tax Bills to:
Same as New Owner

BILL GARRETT, Davidson County
Trans:T20100040438 DEEDWARR
Recvd: 07/01/10 14:35 9 pgs
Fees:48.00 Taxes:1665.00
20100701-0051720

Tax Identification Numbers:
07400000900

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and no/100---------Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **We, Paul Linuel Traylor and Patricia Traylor Herod,** as Co-Trustees of the Nancy E. Davis Traylor Revocable Trust and Individually, and **Sondra Traylor Lee, Individually,** as **Grantors** have bargained and sold and by these presents do hereby transfer and convey unto **Susan Buck Heflin,** unmarried, hereinafter called the **Grantee**, her successors and assigns, that certain land located in **Davidson** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
ALSO SEE EXHIBITS "B" and "C"
ALL EXHIBITS (A B & C) are all incorporated herein and part a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, hereditaments, estate, title and interest thereto belonging or in anywise appertaining, to the said Grantee, her successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered.

THIS CONVEYANCE IS MADE subject to property taxes for the year 2010 and subsequent years; further subject to the flow of the Cumberland River, further subject to the riparian rights of upper and lower property owners to the flow of the waters of the Cumberland River; further subject to Flowage Easement of record in Book 2240, Page 549, Register's Office for Davidson County, Tennessee; further subject to the right-of-way of Neely's Bend Road; further subject to Applications for Greenbelt Assessment-Agriculture, of record in Book 8841, Page 465 and in Instrument NO. 20090305-0019591, both in said Register's Office and further subject to rights of ingress and egress to family graveyard set forth in document of record in Book 2160, Page 194, said Register's Office.

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

P L J

P. L. H.

S. L. L. by P. L. H.

WITNESS our hands this 30th day of June, 2010.

Paul Linuel Traylor Co-Trustee

Paul Linuel Traylor
Co-Trustee of the Nancy E.
Davis Traylor Revocable Trust

Paul Linuel Traylor

Paul Linuel Traylor
Individually

Patricia Traylor Herod Co-Trustee

Patricia Traylor Herod
Co-Trustee of the Nancy
Davis Traylor Revocable Trust

Patricia Traylor Herod

Patricia Traylor Herod
Individually

Sondra Traylor Lee

Sondra Traylor Lee
Individually

By: Patricia Traylor Herod Attorney in Fact

Patricia Traylor Herod
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Paul Linuel Traylor, Co-Trustee of the Nancy E. Davis Traylor Revocable Trust and Individually**, the bargainor, to me known (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2010.

Notary Public

My commission expires:
~~3/03/2014~~ 5/6/2013

TERRY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **Patricia Traylor Herod, Co-Trustee of the Nancy E. Davis Traylor Revocable Trust and Individually**, the bargainor, to me known (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of June, 2010.

Notary Public

My commission expires:
~~3/03/2014~~ 5/6/2013

TERRY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of June, 2010, before me personally appeared **Patricia Traylor Herod**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sondra Traylor Lee** and acknowledged that she executed the same as the free act and deed of **Sondra Traylor Lee** pursuant to a Durable Specific Power of*

Witness my hand and official seal at office at Nashville, Tennessee, this the 30th day of June, 3010.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:
~~03/03/2014~~ 5-6-2013

Notary Public

My Commission Expires MAY 6, 2013

*Attorney recorded simultaneously herewith in Instrument No. 20100701-0051719, said Register's Office.

State of Tennessee
County of Davidson

The actual consideration for this transfer or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Sworn to and subscribed before
This the 30th day of June, 2010.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires MAY 6, 2013

P.T.H. S.T.L. by P.T.H.

Legal Description
For
Patricia Herod
Tract 1

Property located on Neelys Bend Road in the City of Nashville, 9th Councilmanic District of Davidson County, Tennessee. Being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 24, 2010 and last revised on March 31, 2010, and known as Job No. 08-0077, as follows:

BEGINNING at a planted stone in the westerly right-of-way of Neelys Bend Road at the Northeast corner of the herein-described tract. Said point of beginning being the Southeast corner the Billy Joe Willis property of record in Instrument No. 20010703-0070996, R.O.D.C., TN. Thence from said POINT OF BEGINNING, along the westerly right-of-way of Neelys Bend Road, S 04°00'44" E – 101.40' to a point; Thence with a curve left having a radius of 727.72', a chord length of 262.87', said chord having a bearing of S 14°34'41" E and an arc length along said curve of 264.32' to an iron pin set at the Northeast corner of the Bill and Patricia Herod Trust property of record in Instrument No. 20020312-0030875, R.O.D.C., TN. Thence leaving Neelys Bend Road, with the line of Herod, S 77°32'37" W – 313.51' to an iron pin set; Thence S 06°45'07" E – 353.41' to an iron pin set in the northerly line of the Robert Brown et ux property of record in Instrument No. 20050406-0038107, R.O.D.C., TN. Thence with the northerly line of Brown, S 68°23'37" W – 250.00' to an iron pin; Thence S 67°15'03" W – 2173.62' to a point at the low water mark of the Cumberland River; Thence with the low water mark of the Cumberland River, N 21°51'26" W – 530.86' to a point at the Southwest corner of the Billy Joe Willis et al property of record in Instrument No. 20010626-0067565, R.O.D.C., TN. Thence leaving the Cumberland River with the line of Willis, N 51°15'30" E – 1350.00' to an iron pin set; Thence N 76°47'44" E – 1154.69' to an iron pin set; Thence N 76°46'50" E – 461.00' to the POINT OF BEGINNING, containing 46.16 acres, more or less.

P.J.H. S.J.L. by P.J.H.

Exhibit A (continued)

Being a portion of the same property conveyed to Elwood W. Traylor from Metropolitan Life Insurance Company, a corporation of the State of New York, by Special Warranty Deed dated January 26, 1943, and recorded in Book 1237, Page 482, Register's Office for Davidson County, Tennessee.

By Warranty Deed in Book 3918, Page 446, said Register's Office, Elwood Walter Traylor conveyed to his daughter, Patricia E. Herod, and son-in-law, Billy G. Herod, by Warranty Deed a portion of the property referenced in Book 1237, Page 482, said Register's Office. Said deed was corrected by Correction of Warranty Deed recorded on January 18, 1966, in Book 3979, Page 435, said Register's Office, whereby Nancy Traylor, spouse of Elwood Walter Traylor, joined in the conveyance. Elwood Walter Traylor being one and the same person as Elwood W. Traylor. Nancy Traylor being one and the same person as Nancy Elouise Davis Traylor and Nancy E. Davis Traylor.

The said Elwood W. Traylor died on June 12, 1976, and by virtue of his Last Will and Testament, probated on July 23, 1976, Docket No. 63136, Davidson County Probate Court Clerk's Office, devised a life estate to his wife, Nancy Elouise Davis Traylor with the remainder interest to his children, Paul Linuel Traylor, Florence Madelene Traylor, Elwood Dean Traylor, and Patricia Elouise Traylor Herod.

During the lifetime of Nancy Elouise Davis Traylor, she conveyed her interest in the subject property to Paul Linuel Traylor and Patricia Traylor Herod, as Co-Trustees of the Nancy E. Davis Trayllor Revocable Trust, by Quitclaim Deed recorded on September 3, 2003, in Instrument No. 20030903-0127569, said Register's Office. This conveyance was made by for Nancy E. Davis Traylor by Patricia Traylor Herod, Attorney in Fact, pursuant to a General Power of Attorney in Instrument No. 200308250122787, said Register's Office, executed by Nancy D. Traylor appointing Patricia E. Herod as attorney in fact. See also Final Order recorded on January 9, 2009, in Instrument No. 20090130-0008127, said Register's Office.

Nancy E. Davis Traylor died on December 28, 2010. She was preceded in death by a son, Elwood Dean Traylor, and by a daughter, Florence Madelene Traylor. Florence Madelene Traylor died leaving no issue. Elwood Dean Traylor, died leaving one issue, Sondra Lynn Traylor Lee.

Paul Linuel Traylor, Patricia Elouise Traylor Herod, and Sondra Lynn Traylor Lee, all individually, join in the conveyance to Sue Buck Heflin to convey any and all interest they may have in the subject property.

P.L.H.

S.L.L.
By: P.L.H

P.L.L.

Exhibit B to Warranty Deed

CERTIFICATION OF TRUST and AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Date:	**June 30, 2010**
Co-Trustees:	**Paul Linuel Traylor, Co-Trustee, and Patricia Traylor Herod, Co-Trustee**
Trust:	**Nancy E. Davis Traylor Revocable Trust**
Date of Trust:	**June 12, 2003**
Property:	**2032 Neely's Bend Road, Madison, TN 37115**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, **Paul Linuel Traylor and Patricia Traylor Herod,** individually and as Co-Trustees for the above Trust, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That we, **Paul Linuel Traylor and Patricia Traylor Herod**, declare that we are residents of the County of Orange, State of California, and County of Davidson, State of Tennessee, respectively.

2. That we, **Paul Linuel Traylor and Patricia Traylor Herod**, declare we are the Co-Trustees of the above referenced Trust.

3. That said Trust was created under an agreement dated June 12, 2003, entitled, the "Nancy E. Davis Traylor Revocable Trust."

4. That the terms of said Trust in part state as follows:

Article One, Creation of Trust

1.1 Parties.

This trust agreement is made by Nancy E. Davis Traylor (the "settler") of Monterey County, California, as settler, and Paul Linuel Traylor, the settlor's son, and Patricia Traylor Herod, the settlor's daughter, as trustees (the "trustees"). The settler hereby transfers and assigns to the trustees certain property (the "trust estate"), in trust, to be held, administered, and distributed as provided in this instrument.

1.2 Name of Trust.

The name of the trust created by this instrument shall be the Nance E. Davis Traylor Revocable Trust.

Article Six, Trustee

6.4 Definition of Trustee.

Reference in this instrument to "the trustee" shall be deemed a reference to whoever is serving as trustee or cotrustees, and shall include alternate or successor trustees or cotrustees, unless the context requires otherwise.

6.9 General Powers of Trustee.

To carry out the purposes of the trust created under this instrument, the trustee shall have all of the powers enumerated in this trust instrument and all powers now or hereafter conferred on trustees under California law, subject to any limitations stated elsewhere in this trust instrument.

6.10. Power to Retain Trust Property.

The trustee shall have the power to retain property received into the trust at its inception or later added to the trust, without regard to whether the trust investments are diversified, until, in the judgment of the trustee, disposition of the property should be made.

6.14 Division or Distribution in Cash or Kind.

In order to satisfy a pecuniary gift or to distribute or divide trust assets into shares or partial shares, the trustee may distribute or divide those assets in kind, or divide undivided interests in those assets, or sell all or any part of those assets and distribute or divide the property in cash, in kind, partly in cash and partly in kind. Property distributed to satisfy a pecuniary gift under this instrument shall be valued at its fair market value at the time of distribution.

5. That no other terms of said Trust or any modifications or amendments to said Trust have been made since the creation of said Trust that would affect our ability or authority to convey the hereinabove referenced property as Co-Trustees and that the copy of the Trust documents provided to Cindy S. Smith, P.C., Attorney, are complete accurate copies of the Trust documents.

6. That the Co-Trustees, **Paul Linuel Traylor and Patricia Traylor Herod,** are not under any legal disability or other disability which would render them incompetent or otherwise unable to execute binding documents on behalf of the above trust property.

7. That we hereby certify that we are Co-Trustees under said Trust that we are empowered as Co-Trustees under the Trust documents to exercise powers for the benefit of the Trust and/or its Beneficiary(ies), including the power to convey any assets specifically including real property belonging to the Trust.

P.L.T. P.E.H.

8. That we are conveying the above Property subject to distribute or divide trust assets into shares or partial shares.

9. That our authority as Co-Trustees has not been revoked or terminated.

10. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, or terminate the authority of ourselves as the Co-Trustees to act or perform on behalf of the Trust including but not limited to Trustees authority to sell property for the Trust and execute deeds of conveyance.

11. That we are not aware of any provision of law that would prohibit us from the conveying the above Property as Co-Trustees on behalf of the Trust.

12. That the affirmations made in this Affidavit shall be binding on my heirs, successors and/or assigns and on those of **Paul Linuel Traylor and Patricia Traylor Herod**, Co-Trustees.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures this 30th day of June 2010.

Paul Linuel Traylor Co-Trustee

PAUL LINUEL TRAYLOR, individually

Patricia Traylor Herod

PATRICIA TRAYLOR HEROD, individually

Paul Linuel Traylor, Co-Trustee

PAUL LINUEL TRAYLOR, Co-Trustee, for
the Nancy E. Davis Traylor Revocable Trust

Patricia Traylor Herod Co-Trustee

PATRICIA TRAYLOR HEROD, Co-Trustee for
the Nancy E. Davis Traylor Revocable Trust

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 **Paul Linuel Traylor and Patricia Traylor Herod**, with whom I am personally acquainted, or 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 Nashville, Tennessee, this 30th 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June 2010, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Paul Linuel Traylor and Patricia Traylor Herod, Co-Trustees of the Nancy E. Davis Traylor Revocable Trust**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th 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

PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

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Exhibit C to Warranty Deed

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Date: **June 30, 2010**
Property: **2032 Neely's Bend Road, Madison, TN 37115**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, **Paul Linuel Traylor, Patricia Elouise Traylor Herod, and Sondra Traylor Lee by Patricia Traylor Herod, her attorney in fact,** to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That we, **Paul Linuel Traylor, Patricia Elouise Traylor Herod, and Sondra Traylor Lee,** declare that we are residents of our respective counties and states as follows:
   a. Paul Linuel Traylor of the County of Orange, State of California;
   b. Patricia Elouise Traylor Herod of the County of Davidson, State of Tennessee; and
   c. Sondra Traylor Lee of the County of Monterey, State of California.
2. That Nancy E. Davis Traylor was the mother of Paul Linuel Traylor and Patricia Elouise Traylor Herod.
3. That Nancy E. Davis Traylor was the grandmother of Sondra Traylor Lee.
4. That Nancy E. Davis Traylor is one and the same person as Nancy Traylor, Nancy D. Traylor, and Nancy Elouise Davis Traylor.
5. That Nancy E. Davis Traylor died on January 28, 2010.
6. That Florence Madelene Traylor died on August 29, 2005, and that she predeceased her mother, Nancy E. Davis Traylor.
7. That Elwood Dean Traylor died on February 5, 1996, and that he predeceased his mother, Nancy E. Davis Traylor.
8. That Florence Madelene Traylor died never having had any children.
9. That Elwood Dean Traylor died only having had one child in his lifetime, Sondra Traylor Lee.
10. That Sondra Traylor Lee is one and the same person as Sondra Lynn Traylor and Sondra Lynn Traylor Lee.
11. That Sondra Traylor Lee received the bequest of $8,000 that was left to her in Trust (or the remainder of said sum) in the Last Will and Testament of Elwood W. Traylor, Docket No. 63136, Davidson County, Tennessee, Probate Court Clerk's Office.
12. That the subject property referenced hereinabove is not the marital residence of any Affiant and is therefore not subject to any marital interest therein.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures this 30th day of June 2010.

Paul Linuel Traylor
PAUL LINUEL TRAYLOR

Patricia Elouise Traylor Herod
PATRICIA ELOUISE TRAYLOR HEROD

Sondra Traylor Lee by Patricia Traylor Herod, Attorney in Fact
SONDRA TRAYLOR LEE by Patricia Traylor Herod, Attorney in Fact

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 **Paul Linuel Traylor and Patricia Elouise Traylor Herod**, with whom I am personally acquainted, or 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 Nashville, Tennessee, this 30th 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June 2010, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PATRICIA TRAYLOR HEROD, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of SONDRA TRAYLOR LEE, and is authorized by her to execute this instrument on her behalf by virtue of a DURABLE SPECIFIC POWER OF ATTORNEY recorded in Instrument No. 20100701-0051719 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 30th 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

PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

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