BILL GARRETT, Davidson County
Trans:T20100045310 DEEDWARR
Recvd: 07/23/10 16:06 3 pgs
Fees:18.00 Taxes:4532.50
20100723-0058049

THIS INSTRUMENT PREPARED BY: MARK H. WESTLAKE **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00. Ellis R. Hubbard Affiant Subscribed and sworn to before me, this 22nd day of July, 2010. Notary Public My Commission Expires: 3-3-2014

LISA G. DUKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

Address New Owner As Follows: Ellis Hubbard 999 Polk Avenue Nashville, TN 37210	Send Tax Bills To: SAME	Map-Parcel Number: 106-05-0-122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET HINTON OHLINGER, EXECUTRIX OF THE ESTATE OF WILLIAM ALEXANDER HINTON**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ELLIS R. HUBBARD AND WIFE, BETTY J. HUBBARD**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot "G" on the Map of Lands of L. P. Hagan, deceased, of record in Book 843, page 89, Register's Office for said County, and described according to a survey made by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee No. 1512, dated September 23, 2009, as follows:

Beginning at an "X" in concrete, at the intersection of the southerly right-of-way line of CSX Transportation Railroad, and the westerly right-of-way line of Polk Avenue, 50 feet in width, said "X" in concrete being located at the northing: 657,940.97, Easting, 1,748,993.59; on the State Plane Coordinate System NAD-83';

Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly right-of-way line of Polk Avenue, South 06 deg. 07 min. 00 sec. West, 211.44 feet to an existing iron rod, at a corner common with the property of The Polk Partnership, as of record in Instrument No. 19991229-0308293, Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Polk Avenue, with the northerly property line of The Polk Partnership, South 75 deg. 30 min. 31 sec. West 390.33 feet to an iron rod set, in the easterly property line of Earl H. and Vera Sadler, as of record in Instrument No. 20000801-0076067, Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Earl H. & Vera Sadler, North 08 deg. 42 min. 01 sec. East 153.25 feet to an iron rod set, in the southerly right-of-way line of CSX Transportation Railroad;

Thence with the southerly right-of-way line of CSX Transportation Railroad, North 67 deg. 28 min. 45 sec. East, 408.41 feet to the point of beginning, containing 65,388 square feet or 1.501 acres, more or less.

Being the same property conveyed to William A. Hinton and wife, Hazel C. Hinton by deed from I. R. Schulman, Trustee, of record in Book 2956, page 137, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7947, page 110, said Register's Office, property was vested in William A. Hinton, as to a one-half (1/2) undivided interest as tenant in common and Hazel C. Hinton, as to a one-half (1/2) undivided interest as tenant in common, the said parties having since died, Hazel C. Hinton predeceasing William A. Hinton. Pursuant to the terms of the Will of William Alexander Hinton admitted to Probate in the Davidson County, Tennessee, Probate Division on January 28, 2008, as Docket No. 08P144, and recorded as Instrument No. 20100723-0058048 **, Register's Office of Davidson County, Tennessee, subject property was made part of the probate Estate of William Alexander Hinton, Janet Hinton Ohlinger, Executrix thereby being vested with title and having full power to convey thereunder.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement granted to Tennessee Industrial School for one or more sewer and water mains, By Bettie Hagan, of record in Book 372, page 391, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 843, page 80, Register's Office for Davidson County, Tennessee.

4. Subject to the right-of-way of the N.C. & St. L. Railway, of which CSX Railroad is successor in interest.

5. Matters shown on survey made by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee No. 1512, dated September 23, 2009.

This is improved property known as **999 Polk Avenue, Nashville, TN 37210.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 22nd day of July, 2010.

Estate of William Alexander Hinton

By: _____
Janet Hinton Ohlinger, Executrix

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANET HINTON OHLINGER, EXECUTRIX,** the within named bargainor, 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 22nd day of July, 2010

(Seal)

_____
Notary Public

My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.