Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***165,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20100047251 DEEDWARR
Recvd: 08/02/10 14:05 2 pgs
Fees:13.00 Taxes:610.50
20100802-0060441

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Subscribed and sworn to before me this 30 day of July, 2010.

Notary Public

My Commission Expires: 11/22/10

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Alexandra J. Walsh 252 38th Avenue, North Nashville, Tennessee 37209	New Owner	MAP 104-01-0 PARCEL 040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($***165,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Douglas B. Garrison, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Alexandra J. Walsh, unmarried, (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:

BEING Lot No. 49, Valley View Subdivision, Second Revised, as shown on the plat of record in Book 2331, page 113, as amended in Book 3928, page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Douglas B. Garrison by Warranty Deed dated July 11, 2005, from Christopher J. Yates, married, of record as Instrument No. 20050714-0081739 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 252 38th Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Second Revised, Valley View Subdivision, Section One, of record in Book 2331, page 113, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs 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.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 30th day of July, 2010.

Douglas B. Garrison

By: _____
Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Douglas B. Garrison and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Douglas B. Garrison.

WITNESS my hand and official seal this 30th day of July, 2010.

_____
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY