THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100048089 DEEDWARR
Recvd: 08/04/10 13:54 2 pgs
Fees:13.00 Taxes:773.30
20100804-0061459

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $209,000.00.

Affiant

Sworn to and subscribed before me this 21st day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/12

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Rhea Michelle Simons, et vir	New Owner	07312009700
2944 McGavock Pike		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willene H. House, unmarried**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Rhea Michelle Simons and Chris B Kline, husband and wife**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

TRACT I: Being Lot No. 20 on the Plan of Sunset View, not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the corners of Lots Nos. 19 and 20 on said plan, being the northwest corner of the property conveyed to E. S. Shearin and wife, by deed from George I. Waddey, Jr., of record in Book 1637, page 407, Register's Office for said County; thence with the easterly (sic) margin of said Pike, northwardly 100 feet to the corner of Lots No. 20 and 21; thence with the line between said Lots Nos. 20 and 21, eastwardly 419.5 feet to the top of a bluff; thence down said bluff to low water mark of Cumberland River; thence with the low water mark of said River, southwardly 92.7 feet, more or less, to the corner of Lots Nos. 19 and 20; thence with the line between said Lots Nos. 19 and 20, westwardly to the top of said bluff, and continuing in the same direction 425.3 feet to the beginning.

TRACT II: Being the southerly 10 feet of Lot No. 21 on the Plan of Sunset View, not of record, described as follows:

Beginning in the easterly margin of McGavock Pike at the common corner of Lots 20 and 21; thence easterly, along the line between said lots, 419.5 feet to a point on top of a bluff of the Cumberland River, and continuing easterly, approximately 170 feet to the low water mark of the Cumberland

River; thence along the low water mark of the Cumberland River, northerly 10 feet to a point; thence westerly 165 feet, more or less, to the top of bluff on the Cumberland River, and continuing westerly 419 feet, more or less to a point in the easterly margin of McGavock Pike; thence with the margin of said Pike, southerly, 10 feet to the beginning.

Both Tract I and Tract II, being the same property conveyed to Willene H. House by deed from Willene H. House, Successor Trustee of the James L. House, Sr., Revocable Living Trust, and from Willene H. House, Trustee of the Willene H. House Revocable Living Trust, of record in Instrument No. 20071017-0123200, Register's Office for Davidson County, Tennessee.

This is improved property known as 2944 McGavock Pike, Nashville, TN 37214

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 21st day of July, 2010.

Willene H. House
WILLENE H. HOUSE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Willene H. House**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21st day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/12

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY