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

BILL GARRETT, Davidson County
Trans:T20100050110 DEEDWARR
Recvd: 08/12/10 14:05 2 pgs
Fees:13.00 Taxes:3459.50
20100812-0063839

Warranty Deed

William T. Chapman, IV State Of Tennessee Notary Public Davidson County	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $935,000.00 Affiant Subscribed and sworn to before me, this the 10th day of August, 2010. Notary Public My commission expires: 11/22/10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth V. Gregory, Trustee	New Owner	Map: 117-04-0
2801 Oakland Ave		Parcel: 251.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SAMUEL E. STUMPF, JR. AND WIFE, JANE G. STUMPF**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH V. GREGORY, TRUSTEE OF THE OAKLAND AVENUE TRUST**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron rod in the westerly right-of-way of Oakland Avenue, said iron rod being South 11 deg. 55 min. 50 sec. West 74.9 feet, more or less, from the projected right-of-way of Wildwood Avenue and Oakland Avenue; thence leaving the right-of-way of Oakland Avenue North 79 deg. 29 min. 09 sec. West 160.89 feet to an existing iron rod in the easterly right-of-way of an unknown alley; thence along the unknown alley North 11 deg. 21 min. 42 sec. East 75.00 feet to an iron rod at the right-of-way intersections of the unknown alley and Wildwood Avenue; thence along Wildwood Avenue South 79 deg. 26 min. 35 sec. East 151.44 feet to an iron rod that begins a curve to the right having a radius of 9.95 feet, more or less, an arc length of 15.87 feet, more or less, a chord bearing south 33 deg. 45 min. 23 sec. East and having a chord distance of 14.24 feet, more or less, thence with the westerly margin of Oakland Avenue South 11 deg. 55 min. 50 sec. West 64.7 feet, more or less, to the point of beginning, and containing 12,061.183 square feet or 0.2769 acres, more or less.

Being the same property conveyed to Samuel E. Stumpf, Jr., and Jane G. Stumpf, by deed dated April 17, 2008, from Talbott Ottinger, of record at Instrument No. 20080421-0040320, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2801 Oakland Ave, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of August, 2010.

Samuel E. Stumpf, Jr.

Jane G. Stumpf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel E. Stumpf, Jr. and Jane G. Stumpf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of August, 2010.

Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013