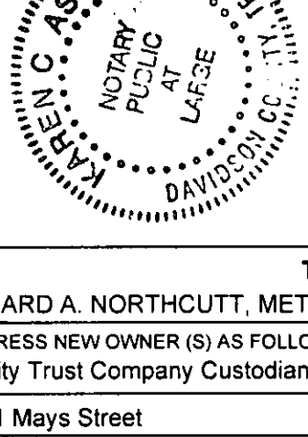
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2010

Notary Public:

MY COMMISSION EXPIRES: 7/5/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Equity Trust Company Custodian	NEW OWNER	Parcel ID:
3501 Mays Street		13301026100
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Howard B. Bottoms, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Equity Trust Company Custodian fbo Kevin Seats IRA
hereinafter called the GRANTEES, 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 Lot No. 447 on the map of Sunrise Heights Second Plan, as of record in Book 421, Page 46, Register's Office for said County.

BEING part of the same property conveyed to Floyd Patterson and wife, Rebecca Patterson by deed, of record in Book 1851, Page 341, Register's Office for said County. The said Floyd Patterson predeceased Rebecca Patterson leaving subject property vested in Rebecca Patterson by virtue of tenants by the entirety. The said Rebecca Jane Patterson (aka Rebecca Patterson) having died and by Last Will and Testament of record in Book 11399, Page 655, said Register's Office, property was devised to her daughter and only child, Vernon I. Bottoms. The said Vernon I. Bottoms died September 17, 2009, with only one heir at law, namely Howard B. Bottoms which is attested to by an Affidavit of Heirship executed by Raymond Rowe and recorded as Instrument 20100729-0059354, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3501 Mays Street, Nashville, TN 37211

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 19th day of August, 2010.

Howard B. Bottoms

BILL GARRETT, Davidson County
Trans:T20100052619 DEEDWARR
Recvd: 08/24/10 13:50 2 pgs
Fees:13.00 Taxes:88.80

20100824-0067022

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 Howard B. Bottoms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2010.

My Commission Expires: 11/7/12

Notary Public

