BILL GARRETT, Davidson County
Trans:T20100056592 DEEDWARR
Recvd: 09/09/10 10:58 1 pgs
Fees:13.00 Taxes:35.15

20100909-0071752

WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of August, 2010.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AT-20100095

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
M-Pulse Properties, LLC	SAME	119.05-0-264.00
5702 Brentwood Meadows Circle		
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eunice Nell Tassey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **M-Pulse Properties, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 58 of Block 26 on the Plan of the re-subdivision of part of Cumberland Nurseries, as of record in Book 161, Page 139, Register's Office for said County. Said Lot NO. 58 fronts 50 feet on the southerly side of Lutie Street and runs back between parallel lines 179 feet to an alley.

Being the same property conveyed to Eunice Nell Tassey from Thelma Ruth (Tassey) Maxwell by Installment Deed dated December 2, 1973 and recorded October 7, 1983 in Book 6153, page 100, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 307 Lutie Street, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 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/our hand(s) this 25th day of August, 2010

Eunice Nell Tassey by Russell Charles Maxwell P.O.A.

Eunice Nell Tassey by Russell Charles Maxwell, POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2010 personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Russell Charles Maxwell, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Eunice Nell Tassey, and as such Attorney in Fact for Eunice Nell Tassey, he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Eunice Nell Tassey and is authorized by Eunice Nell Tassey to execute this instrument on behalf of Eunice Nell Tassey.

Witness my hand and official seal on this 23rd day of July, 2010

Notary Public
My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY