[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Katherine L. Warner		Map/Parcel -
814 Nesbitt Lane	New Owner	04207000200
Madison, TN 37115		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Patricia D. Warner** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Katherine L. Warner, unmarried** (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 15, PLAN OF SECTION TWO, BONNIE-BRAE, as shown on plat of record in Plat Book 2330, Page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John B. Warner, Sr. And wife, Patricia D. Warner by Warranty Deed from William T. Fisher a/k/a William T. Fisher, Sr., and wife, Dorothy A. Fisher, recorded on the 7th day of April, 2006 in Instrument No. 20060407-0040559, in the Register's Office of Davidson County, Tennessee.

The said John B. Warner, Sr, has since died and upon his death title was vested unto his wife, Patricia D. Warner as the sole surviving tenant by the entirety.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION TWO, BONNIE-BRAE, as recorded in Plat Book 2330, Page(s) 123, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 814 Nesbitt Lane, Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20100060499 DEEDWARR
Recvd: 09/27/10 08:27 2 pgs
Fees:13.00 Taxes:629.00
20100927-0076434

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me this 23rd day of September 2010

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth herein above.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of September, 2010,

Patricia D. Warner

Patricia D. Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2010, before me personally appeared Patricia D. Warner, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013