[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Forest E Jennings		Map/Parcel -
533 Bismark Drive	SAME	07107019600
Nashville, TN 37210		26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

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 **James U. Rust, IV**(The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Forest E. Jennings** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO JAMES U. RUST, IV, BY WARRANTY DEED FROM WANDA A. RIGGSBEE AND HUSBAND, JACKIE RIGGSBEE, DATED August 19th, 2004, AND RECORDED IN INSTRUMENT NO. 20040820-0101106, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The above described real property is not the homestead of James U. Rust, IV and never has been and is investment property owned by James U. Rust, IV

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. Matters shown on the plat of record in Plat Book 332, Page 4, Register's Office for Davidson County, Tennessee.
3. Temporary Easement of record in Book 8358, Page 539, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100061021 DEEDWARR
Recvd: 09/28/10 12:00 3 pgs
Fees:18.00 Taxes:186.85
20100928-0077127

This is improved property commonly known as: 306 E. Trinity Lane, Nashville, TN 37207

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $50,500.00.

Forest E Jennings
Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 29th day of April, 2010

My Commission Expires: My Commission Expires 01/09/2012

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, his 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 himself, his heirs and assigns, to warrant and forever defend the title to the

Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of April, 2010

James U. Rust, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2010, before me personally appeared James U. Rust, IV 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 his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being the East one-half of Lot No. 4 on the Map of Trinity Heights, as of record in Book 332, page 4, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Trinity Lane and runs back between lines, 165.78 feet on the east line and 165.235 feet, more or less, on the west line to an alley in the rear on which it measures 50 feet.

INCLUDED in the above description, but expressly EXCLUDED THEREFROM is a permanent right of way conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from James Cole and wife, Bertha P. Cole, of record in Book 8358, page 539, Register's Office for said County, described as follows:

PERMANENT RIGHT OF WAY: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the northeasterly corner of the James Cole, et ux property and being held in common with Leroy Kirby, et ux property, proceed along the easterly James Cole, et ux property line held in common with Leroy Kirby, et ux property S 2 degrees 40' 29" W. 5.00 feet, to a point; thence with a curve to the right having a radius of 559.58 feet, a back tangent bearing of N 86 degrees 57' 16" W. and a length of 50 feet, to a point on the westerly James Cole, et ux property boundary held in common with E. L. Lamb, et ux property; thence along the westerly James Cole, et ux property boundary held in common with E. L. Lamb, et ux property N 2 degrees 49' 29" E. 5.0 feet to a point, said point being the existing northwesterly corner of the James Cole, et ux property and being held in common with E. L. Lamb, et ux property; thence along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet, a back tangent bearing of S 86 degrees 27' 23" E, and a length of 50 feet, more or less to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.