[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Forest E Jennings		Map/Parcel -
533 Bismark Drive	SAME	07106019500
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 DON JOHNSON AND BOBBY SMITH, DATED MARCH 6TH, 2009, AND RECORDED IN INSTRUMENT NO. 20090310-0021477 AND BY SCRIVENER'S AFFIDAVIT AS RECORDED IN 20090508-0042516, 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. Conditions, Covenants and Restrictions of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100065590 DEEDWARR
Recvd: 10/15/10 14:27 3 pgs
Fees:18.00 Taxes:146.15
20101015-0082902

This is improved property commonly known as: 304 A E. Trinity Lane, Nashville, TN 37207

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $39,500.00.

Forest E Jennings
Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me
this 20th 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 29th day of April, 2010.

James U. Rust, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th 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

Being Land in Davidson County, Tennessee, being the West one-half of Lot No. 4 on the Map of Trinity Heights, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee, said part of said Lot fronts 50 feet on the south side of Trinity Lane and runs back between lines 164.69 feet, more or less, on the westerly line and 165.23 feet, more or less, on the easterly line, to the north margin of an alley on which it measures 50 feet.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009, FURTHER Subject to the Plan of Trinity Heights, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon and FURTHER SUBJECT TO A Permanent right-of-way easement and Temporary Construction Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 8342, Page 699, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS DESCRIPTION IS THAT CERTAIN DESCRIBED PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 8342, PAGE 699 FOR PERMANENT RIGHT-OF-WAY AND TEMPORARY CONSTRUCTION EASEMENT

DESCRIBED AS FOLLOWS TO-WIT:

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 E.L. Lamb, et ux property and being held in common with James Cole, et ux property, proceed along the easterly E.L. Lamb, et ux property boundary held in common with James Cole, et ux property S 2 deg. 49' 29"W, 5 feet, to a point; Thence, with a curve to the right having a radius of 5759.58 feet, a back tangent bearing of S 86 deg. 27' 25" East, and a length of 50.01 feet, to a point on the westerly E.L. Lamb, et ux property boundary held in common with J. T. Satterfield, et ux property; Thence, along the westerly E.L. Lamb, et ux property boundary held in common with J.T. Satterfield, et ux N 2 deg. 49' 29" East, 5 feet, to a point, said point being the existing northwesterly corner of the E.L. Lamb, et ux property and being held in common with J. T. Satterfield, 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 85 deg. 57' 30" East, and a length of 50.01 feet, more or less, to the point of beginning. Total permanent right-of-way containing 250 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the new southerly right-of-way margin of Trinity Lane, said point being the new northeasterly corner of the E.L. Lamb, et ux property and being held in common with James Cole, et ux property, proceed 52 deg. 49' 29" West, 10 feet, more or less, to a point; Thence, N 86 deg. 12' 36" West, 50 feet, more or less, to a point on the westerly E.L. Lamb, et ux property boundary held in common with J. T. Satterfield, et ux property; Thence, along the westerly E.L. Lamb, et ux property boundary held in common with J.T. Satterfield, et ux N 2 deg. 49' 29" East, 10 feet, more or less, to a point, said point being the new northwesterly corner of the E.L. Lamb, et ux property and being held in common with J.T. Satterfield, et ux property; Thence, along the new southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5759.58 feet, a back tangent bearing of S 86 deg. 27' 25" East, and a length of 50 feet, more or less, to the point of beginning. Total temporary construction easement containing 500 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.