WARRANTY DEED

G-VRE-10-0913

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Michelle Marie Carter
Affiant

Subscribed and sworn to before me, this 15th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Marie Carter	Pinnacle National Bank	
913 Phillips Street	(NAME) 150 3rd Avenue South, Suite 900	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37201	82-13-30.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARK DRIVER, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE MARIE CARTER , UNMARRIED, 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING PART OF LOT NO. 183 IN MCNAIRY'S MANSION HOUSE TRACT, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY SIDE OF HASLAM STREET ABOUT 208 FEET WESTERLY FROM THE WESTERLY MARGIN OF NINTH AVENUE NORTH, FORMERLY MCLEMORE STREET, BEING JOHN W. COFFER'S NORTHWEST CORNER; THENCE, WITH HIS WESTERLY LINE, SOUTHERLY 129 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE, WITH SAID ALLEY, WESTERLY 25 FEET; THENCE NORTHERLY PARALLEL WITH THE FIRST LINE 129 FEET TO THE SOUTHERLY MARGIN OF HASLAM STREET; THENCE, WITH THE SOUTHERLY MARGIN OF SAID STREET, EASTERLY 25 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARK DRIVER BY QUITCLAIM DEED FROM NIVA SMITH (FORMERLY NIVA THOMPSON), RECORDED ON THE 7TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041007-0121536, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 9, PAGE FRONT FLY LEAF, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 913 Phillips Street, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100067550 DEEDWARR
Recvd: 10/25/10 13:49 2 pgs
Fees:13.00 Taxes:906.50
20101025-0085316

Witness my/our hand(s) this 15th day of October, 2010.

Mark Driver

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Driver, the within named bargainor, 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, this the 15th day of October, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903