WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/10 13:37 2 pgs
Fees:13.00 Taxes:116.55
20101105-0089003

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$31,500.00.**

Affiant

Subscribed and sworn to before me this 3 day of Nov, 2010

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 1401 Straightway Circle Trust	SAME	072-14-0-089.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Christine F. Cantrell, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1401 Straightway Circle Trust, L&O Farms, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southeast part of Lot No. 15 on the plan of A.H. Robinson's Subdivision of Lots Nos. 28, 29 and part of Lot No. 30 of the Brownsville Addition, as of record in Book 57, page 1, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, September 13, 1934, as follows:

Beginning in the dividing line between Lots Nos. 14 and 15, 134.3 feet south of the southerly margin of Chesterfield Avenue; thence with the line between Lots Nos. 14 and 15 southwardly 134.3 feet to the center of unnamed street; thence with the center line of said street westwardly 47 1/2 feet; thence northwardly 135 feet, more or less, to a point; thence eastwardly 47 1/2 feet to the line between Lot Nos. 14 and 15, being the point of beginning.

Being the same property conveyed to Hudson M. Cantrell and wife, Christine F. Cantrell, by deed from Sam Garfinkle and wife, Eva R. Garfinkle, on August 18, 2048, of record in Book 1636, page 334, Register's Office for Davidson County, Tennessee. The said Hudson M. Cantrell having died on May 25, 2009 leaving property solely to Christine F. Cantrell by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 1, Register's Office Davidson County, Tennessee.

This is improved property known as: **1401 Straightway Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 3, 2010.

Christine Cantrell

Christine F. Cantrell

STATE OF ARIZONA
COUNTY OF Maricopa

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christine F. Cantrell, unmarried** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 3, 2010

My commission expires: March 23, 2014

Notary Public

ANA HURTADO
Notary Public - Arizona
Maricopa County
My Commission Expires
March 23, 2014

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/23/11

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY