Return to: JTC
#22842-3

BOX 14-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $254,500.00

Deborah L Cable
Affiant

Subscribed and sworn to before me, this 5 day of November, 2010.

Notary Public
My commission expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20100071600 DEEDWARR
Recvd: 11/12/10 08:20 2 pgs
Fees: 13.00 Taxes: 941.65
20101112-0090489

03-1010-36783

Address of New Owner:	Send Tax Bills to:	Tax Information
James R. Carbine, Trustee 4040 Franklin Pike Nashville, TN 37204	NEW OWNER 4040 Franklin Pike Nashville, TN 37204	131-07-0-016

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Verner H. Yarbrough, Jr., Barbara Y. Lackey and William E. Yarbrough, devisees under the Last Will and Testament of Dorothy D. Yarbrough, deceased, and Barbara Y. Lackey, Executrix for The Estate of Dorothy D. Yarbrough, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James R. Carbine, Trustee of The Samuel Harve Carbine 2009 Irrevocable Trust Agreement dated April 21, 2009, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Locust Grove Subdivision, of record in Book 1424, Page 40; amended in Book 5296, Page 649, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy D. Yarbrough, unmarried, by deed from William Flournoy Holt and wife, Frances S. Holt dated November 17, 1987, recorded November 18, 1987, in Book 7405, Page 647, Register's Office for Davidson County, Tennessee. Dorothy D. Yarbrough died testate on March 27, 2010, and by Last Will and Testament of record in the Probate Court Clerk's office for Davidson County, Tennessee, Docket No. 10P1004, devised subject property to Verner H. Yarbrough, Jr., Barbara Y. Lackey and William E. Yarbrough.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1931 Castleman Drive, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 5th day of November, 2010.

Verner H Yarbrough Jr by Barbara Y Lackey atty in fact

Verner H. Yarbrough, Jr., devisee
under The Last Will and Testament
of Dorothy D. Yarbrough, deceased
By: Barbara Y. Lackey, Atty in Fact

William E Yarbrough by Barbara Y Lackey atty in fact

William E. Yarbrough, devisee
under The Last Will and Testament
of Dorothy D. Yarbrough, deceased
By: Barbara Y. Lackey, Atty in Fact

Barbara Y Lackey devisee

Barbara Y. Lackey, devisee
under The Last Will and Testament
Of Dorothy D. Yarbrough, deceased

Barbara Y Lackey exe

Barbara Y. Lackey, Executrix for The
Estate of Dorothy D. Yarbrough, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barbara L. Lackey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Verner H. Yarbrough, devisee under The Last Will and Testament of Dorothy D. Yarbrough, deceased and William E. Yarbrough, devisee under The Last Will and Testament of Dorothy D. Yarbrough, deceased and that she is authorized by Verner H. Yarbrough, devisee under The Last Will and Testament of Dorothy D. Yarbrough, deceased and William E. Yarbrough, devisee under The Last Will and Testament of Dorothy D. Yarbrough, deceased to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 5th day of November, 2010.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Diane K. Mann
State of Tennessee at Large

My commission expires: 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara Y. Lackey, devisee under the Last Will and Testament of Dorothy D. Yarbrough, deceased and Barbara Y. Lackey, Executrix for the Estate of Dorothy D. Yarbrough, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 5th day of November, 2010.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Diane K. Mann
State of Tennessee at Large

My Commission expires: 02/11/13