THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County	DEEDWARR
Recvd: 11/18/10 14:34	3 pgs
Fees:18.00 Taxes:876.90	
20101118-0092493	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***237,000.00.

Sallie P. Brady
Affiant

Subscribed and sworn to before me this 12 day of November, 2010.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

David J. Earl
142 Spring Valley Road
Nashville, Tennessee 37214

SEND TAX BILLS TO

PRIMELENDING
18111 PRESTON RD
STE 900
DALLAS TX 75252

MAP & PARCEL NOS.

MAP 095-08-0
PARCEL 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Seven Thousand and 00/100 Dollars ($***237,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Sallie P. Brady, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto David J. Earl and wife, Susan C. Earl, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 109 on the Plan of Bluefields, of record in Book 843, page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the southerly margin of Spring Valley Road 225.0 feet west of the corner of said Lot No. 109 and Lot 107; thence South 4 deg. 25 min. East 356.0 feet to an iron pin; thence South 71 deg. 47 min. West 140.0 feet to an iron pin in a 20-foot drive; thence North 19 deg. 16 min. West 340.7 feet to an iron pin; thence North 1 deg. 33 min. East 58.7 feet to a spike; thence North 16 deg. 18 min. East 66.7 feet to an iron pin on the southerly margin of said Road; thence with the same around a curve have a radius of 292.0 feet in a southeasterly direction 150.3 feet, South 88 deg. 48 min. East 28.0 feet to the beginning of a curve having a radius of 1283.0 feet; thence around said curve in a southeasterly direction 28.9 feet to the beginning.

BEING the same property conveyed to Chris R. Workman and wife, Sallie Brady Workman, by Warranty Deed dated December 12, 1989, from Charles L. Claunch, Jr. and wife, Mary Louise S. Claunch, of record in Book 8016, page 235, in the Register's Office for Davidson County, Tennessee; the said Chris R. Workman and Sallie Brady Workman having since divorced and the said Chris R. Workman by Quitclaim Deed dated August 31, 1994, of record in Book 9451, page 199, said Register's Office, conveyed his interest in subject property to Sallie P. Brady.

This is improved property known as 142 Spring Valley Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she 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 follows:

1. Real estate taxes for the 2011 and all future years which have been assumed by the Grantees herein, the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Bluefields of record in Book 843, page 34, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 12 day of November, 2010.

Sallie P. Brady

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 Sallie P. Brady, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of November, 2010.

Notary Public

My Commission Expires: 8-20-13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Kimie Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 9/2/2013