THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10121722** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 8th day of December, 2010. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Edmund P. Routon and Jan S. Routon 712 Ebenway Drive Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-5-21.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alys O. Venable** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edmund P. Routon and Jan S. Routon, husband and wife, and Erich E. Routon** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows: Being Lot No. 890, on the Map of West Meade Farms, Inc., Section XIV, as of record in Book 2331, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said Lot No. 890 fronts 135.8 feet on the North side of Rolling Fork Drive, and runs back between lines, 422 feet on the west line and 470 feet on the east line, to a dead line in the rear, measuring 228.2 feet thereon.

Being the same property conveyed by Warranty Deed from John H. Venable, Jr. to Alys O. Venable as recorded on the 12th day of July, 2002 in Instrument No. 20020712-0084286 and Warranty Deed from John H. Venable, Jr., and wife, Alys O. Venable to William D. Salmon and wife, Nola H. Salmon as recorded on the 30th day of July, 1968 in Deed Book 4255, Page 469, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF WEST MEADE FARMS, INC., SECTION XIV, as recorded in Plat Book 2331, Page(s) 109.

John H. Venable, Jr joins in this conveyance to convey any interest in said property, marital or otherwise.

This is improved property located at 6608 Rolling Fork Dr Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100077934 DEEDWARR
Recvd: 12/10/10 10:50 2 pgs
Fees:13.00 Taxes:999.00
20101210-0098520

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of December, 2010.

Alys O. Venable

Alys O. Venable

John H. Venable, Jr.

John H. Venable, Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alys O. Venable and John H. Venable, Jr, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2010.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014