WARRANTY DEED

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, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 30 day of DEC, 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 418 Croley Drive Trust	SAME	091-13-0-233.00
P.O. Box 791		
Joelton, TN 37081	,	

Davidson County DEEDWARR
Recvd: 12/30/10 12:49 2 pgs
Fees:13.00 Taxes:185.00
20101230-0103976

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, **The Estate of Herbert C. Dunavant, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 418 Croley Drive 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 Lot No. 2 of Block "K" on the plan of Croleywood Subdivision, Section One, of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 2 fronts 60 feet on the northeasterly side of Croley Drive and runs back 154.5 feet on the northerly line and 145 feet on the southerly line to a dead line, measuring 60.5 feet thereon.

Being the same property conveyed to Herbert Dunavant, Jr. and wife, Mary E. Dunavant, by deed from Robert R. Smith and wife, Elizabeth S. Smith, on July 12, 2057, of record in Book 2689, page 507, Register's Office for Davidson County, Tennessee. The said Mary E. Dunavant having died leaving property to Herbert Dunavant, Jr. by right of survivorship. Herbert Dunavant, Jr. remarried to Mai Frances Dunavant who since died leaving said property to Herbert Dunavant, Jr. by right of survivorship.

Herbert Dunavant, Jr. died on July 2, 2010, a resident of Davidson County, Tennessee and his Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on July 30, 2010 at Cause No. 10P-1183. Wendi Gayle Bolton qualified as Executrix of the Estate of Herbert Dunavant on September 14, 2010 and does hereby execute this deed pursuant to the authority granted to her pursuant to the aforementioned will.

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 1130, page 65, Register's Office Davidson County, Tennessee.

This is improved property known as: **418 Croley Drive, Nashville, TN 37209**

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 December 30, 2010.

The Estate of Herbert C. Dunavant, Jr.

by Wendi Gayle Bolton, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wendi Gayle Bolton, Executrix of the Estate of Herbert Dunavant, Jr.** 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 December 30, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY