This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P10-0720-D

BILL GARRETT, Davidson County
Trans:T20110000647 DEEDWARR
Recvd: 01/04/11 10:08 3 pgs
Fees:18.00 Taxes:370.00
20110104-0000936

WARRANTY DEED

Address of New Owners:
Mr. Aaron Sparkman
2707 Natchez Trace
Nashville TN 37212

Send Tax Bills To:
New Owner

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Linda Mosley as Successor Trustee of the Billie W. Rickles Family Trust

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aaron Sparkman, unmarried

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:

TRACT 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described together as follows:

Being Lot 451 on the Plan of Maury & Claiborne Addition to South Nashville, as recorded in Book 21, Pages 84 and 85, in the Register's Office of Davidson County, Tennessee, and a strip of ground 25 feet wide lying between the westerly line of said Lot No. 451 and the easterly margin of Lincoln Avenue, described as follows:

BEGINNING at the Southeast corner of Perkins Street and Lincoln Avenue; and running thence with the southerly margin of said Perkins Street 105 feet, more or less, to the corner of Lot No.'s 451 and 452; thence with the line between said two lots southerly 152 feet, more or less, to the northerly margin of an alley; thence with the northerly margin of said alley westerly 67 feet, more or less, to the easterly margin of Lincoln Avenue; thence with the easterly margin of said avenue northerly 153-1/2 feet, more or less, to the beginning.

TRACT 2: LAND in Davidson County, State of Tennessee, being Lot No.'s 415 and 416, on the Plan of Maury and Claiborne's Addition to Nashville of record in Book 21, Pages 84 and 85, in the Register's Office of Davidson County, Tennessee. Said Lot No.'s 415 and 416 front 40 feet each on the westerly side of Claiborne Street and run back between parallel lines 165 feet to an alley.

TRACT 3: LAND in Davidson County, Tennessee, being the North 39 feet of Lot No.'s 436, 437 and 438, on the Plan of Maury and Claiborne's Plan of record in Book 21, Pages 84 and 85, in the Register's Office of Davidson County, Tennessee. Said part of said lot fronts 39 feet on the easterly side of Claiborne Street and runs back between parallel lines, along the southerly margin of alley, 120 feet to a dead line.

TRACT 1: Being the same property conveyed to Billie W. Rickles by deed from Barbara S. Turner and Nedda M. Pollock, Co-Trustees of the Bruce I. Turner Family Trust (50%) and Jeanne R. Harlan, Mark L. Robin, Charles M. Robin and Henry G. Robin (50%) dated December 3, 1998 of record in Book 11247, Page 128, in the Register's Office of Davidson County, Tennessee. **TRACT 2:** Being the same property conveyed to Billie W. Rickles by deed from Leon Ruben and Morris Rubin, Howard Carl Rubin and Marilyn Sandra Rubin dated June 29, 1995 of record in Book 9722, Page 670, in the Register's Office of Davidson County, Tennessee. **TRACT 3:** Being the same property conveyed to Billie W. Rickles by deed from Leon Ruben and Morris Rubin, Howard Carl Rubin and Marilyn Sandra Rubin dated June 29, 1995 of record in Book 9722, Page 663, in the Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Billie W. Rickles Family Trust by Will from Billie W. Rickles, deceased dated July 17, 2002 of record in Instrument Number 20091230-0118214, in the Register's Office of Davidson County, Tennessee.

TRACT 1: This conveyance is subject to the right of way of Perkins Street, Lincoln Avenue and an alley.

TRACT 2: This conveyance is subject to the right of way of Claiborne Street and an alley.

TRACT 3: This conveyance is subject to the right of way of Claiborne Street and an alley.

This is ( ) Unimproved (✓) Improved property known as 2 Claiborne St., 9 Claiborne St. & 31 Perkins St., Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT TO: 2010 Davidson County Taxes, which have been prorated and paid;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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(s) this the 30th day of December, 2010.

Billie W. Rickles Family Trust

BY: Linda Mosley, Successor Trustee

Linda Mosley, Successor Trustee

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 Linda Mosley as Successor Trustee of the Billie W. Rickles Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of December, 2010.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2010.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires: _____

Map: 105-04-0
Parcel: 68.00, 14.00 & 28.00