THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***133,500.00.

Affiant

Subscribed and sworn to before me this 11th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Return to:
SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS OF NEW OWNER

Katherine V. Maclay
3701 Baxter Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 072-02-0
PARCEL 093.00

BILL GARRETT, Davidson County
Trans:T20110002920 DEEDWARR
Recvd: 01/14/11 10:52 2 pgs
Fees:13.00 Taxes:493.95
20110114-0004003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Three Thousand Five Hundred and 00/100 Dollars ($***133,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Laura M. Carpenter, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Katherine V. Maclay, a single person, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 59 on the Plan of E.B. Craig's Subdivision of the Crownover Property on Gallatin Road as of record in Book 894, page 640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Laura M. Carpenter, an individual, by Warranty Deed dated June 30, 2006, from David Shearon, of record as Instrument No. 20060705-0080189 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3701 Baxter Avenue, Nashville, Tennessee 37216.

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

GRANTOR COVENANTS with the said GRANTEE 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 current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of E.B. Craig's Subdivision of the Crownover Property on Gallatin Road of record in Book 894, page 640, 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 GRANTEE, her 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 11th day of January, 2011.

Laura M. Carpenter

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 Laura M. Carpenter, 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 11th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY