BILL GARRETT, Davidson County
Trans:T20110004114 DEEDWARR
Recvd: 01/20/11 14:32 2 pgs
Fees:13.00 Taxes:222.00
20110120-0005723

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Clifton E. Kerr
1212 Kermit Drive
Nashville, TN 37217

Send tax bill to:
same

Map/Parcel Numbers:
118-42.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald L. Schmidt and Geneva M. Schmidt Joint Revocable Living Trust Agreement, Judith Gayle Osteen, Trustee** (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Clifton E. Kerr,** (the "Grantee"), their successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND IN DAVIDSON COUNTY, TENNESSEE and more particularly described as follows:

Tract 1: Being Lot No. 9 on the Map of Miro Meadows Subdivision, as of record in Book 1424, Page 94-95, Register's Office of Davidson County, Tennessee. Said Lot No. 9 fronts 60 feet on the North side of Kermit Drive and runs back between lines 219.8 feet on the West line and 228.5 feet on the East line to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed to Donald L. Schmidt and Geneva M. Schmidt, Trustees of the Schmidt Joint Revocable Living Trust Agreement dated July 31, 1996, of record in Book 10148, Page 31, Register's Office of Davidson County, Tennessee.

Tract 2: Being a triangular strip of the Easterly part of Lot No. 8 on the Plan of Miro Meadows Subdivision, as of record in Book 1424, Pages 94-95, Register's Office of Greene County, Tennessee. Said part of Lot No. 8 fronts 15 feet on the Northerly side of Kermit Drive and extends back 219.8 feet on the Easterly line along the line between Lot Nos. 8 and 9, and 220 feet, more or less, on the Westerly line to a point, said point being the common corner of said Lot Nos. 8 and 9.

Being the same property conveyed to Donald L. Schmidt and Geneva M. Schmidt, Trustees of the Schmidt Joint Revocable Living Trust Agreement dated July 31, 1996, of record in Book 10148, Page 33, Register's Office of Davidson County, Tennessee.

Property known as 1212 Kermit Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenant that Grantor are the lawfully seized and possessed of said real estate,

have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantee, subject to all matters on the Easement of record in Book 4305,Page 883, Register's Office of Davidson County, Tennessee and Subject to all matters on the Plan of Miro Meadows Plat of record in Book 1424, Pages 94-95, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 7 day of January, 2011.

Donald L. Schmidt and ~~Geneva M. Schmidt~~ Joint Revocable Living Trust

By: Judith Gayle Osteen
Judith Gayle Osteen, Trustee

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, Judith Gayle Osteen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Trustee for the Donald L. Schmidt and Geneva M. Schmidt Joint Revocable Living Trust Agreement, being authorized to execute the within instrument for the purposes therein contained.

Witness my hand, in ~~Nashville, Tennessee~~ (MLE) LOS ANGELES, CALIFORNIA, this 7th day of January, 2011.

MARK L. FLORES
Commission # 1806137
Notary Public - California
Los Angeles County
My Comm. Expires Jul 11, 2012

Notary Public
My commission expires: 7-11-12

STATE OF Tennessee
COUNTY OF Davidson

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $60,000.

Affiant

Subscribed and sworn to before me, this 20th day of January, 2011.

MARK A. ELLMORE JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 3-3-14