Return to: JTC
22977-8

Box 14-A

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 $***345,000.00.

Virginia F. Head
Affiant

BILL GARRETT, Davidson County
Trans:T20110004577 DEEDWARR
Recvd: 01/24/11 11:16 2 pgs
Fees:13.00 Taxes:1276.50
20110124-0006430

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 18th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Hoyt Daniel Halvorson
3615 Meadowbrook Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO

Pinnacle National Bank
150 3rd Ave. So.
Suite 900
Nashville, TN 37201

MAP & PARCEL NOS.

MAP 104-05-0
PARCEL 275.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Five Thousand and 00/100 Dollars ($***345,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Virginia F. Head, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Hoyt Daniel Halvorson and wife, Rachel Berry Halvorson, (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:

BEING the westerly part of the northerly part of Lot No. 449 on the Plan of Richland Realty Co's Division "C" as of record in Book 421, page 31, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING on the southerly margin of Meadowbrook Avenue at the corner of Lots Nos. 449 and 450; thence South 4 ½ deg. East 77 ½ feet to a stake; thence South 6 ½ deg. East 146.0 feet to the northeast corner of the property conveyed to Vauda N. Garner by deed from Nellie Vernona Leverton of record in Book 2743, page 553, said Register's Office; thence with Garner's northerly line, North 88 deg. 16 min. West 69.0 feet to a point in the easterly margin of an alley which is 17.8 feet south of the southeast corner of Lot No. 445; thence with said alley northerly 17.8 feet to the southeast corner of Lot No. 445; thence with the line between Lots Nos. 445 and 449, northerly 200.0 feet, in all, 217.8 feet to the southerly margin of Meadowbrook Avenue; thence with said Avenue, easterly 60.0 feet to the beginning.

BEING the same property conveyed to W. Michael Head and wife, Virginia F. Head by Warranty Deed dated December 20, 2004, from Stevenson F. Barnes, unmarried, of record as Instrument No. 20050118-0005892 in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of Correction dated December 29, 2010, of record as Instrument No. 20101230-0103706 in the Register's Office for Davidson County, Tennessee; the said W. Michael Head and Virginia F. Head having since divorced and the said W. Michael Head having since conveyed his interest in subject property to Virginia F.

Head by Quitclaim Deed dated September 3, 2009, of record as Instrument No. 20090923-0088536 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3615 Meadowbrook Avenue, Nashville, Tennessee 37205.

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

GRANTOR COVENANTS with the said GRANTEES 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 Grantees herein.

2. Matters, if any, shown on the Plan of Richland Realty Co's Division "C" of record in Book 421, page 31, 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 GRANTEES, their 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 18th day of January, 2011.

Virginia F. Head

Virginia F. Head

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 Virginia F. Head, 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 18th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY