(2)

THIS INSTRUMENT PREPARED BY:

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

BILL GARRETT, Davidson County
Trans:T20110007971 DEEDWARR
Recvd: 02/07/11 13:59 2 pgs
Fees:13.00 Taxes:690.05
20110207-0010769

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***186,500.00.

Affiant

Subscribed and sworn to before me this 4th day of February, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Jeremy F. Stephens
232 40th Avenue, North
Nashville, Tennessee 37209

SEND TAX BILLS TO

Same

MAP & PARCEL NOS.

MAP 091-16-0
PARCEL 358.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Six Thousand Five Hundred and 00/100 Dollars ($***186,500.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Melissa Fuller and husband, Caleb J. Fuller, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jeremy F. Stephens, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Charlotte Park Co's 2nd Addition Extended, West part of Block 32, as of record in Book 547, page 14, 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 Melissa Fuller and Caleb J. Fuller, wife and husband, by Warranty Deed dated May 26, 2006, from Sandra Jean Rae, unmarried, of record as Instrument No. 20060602-0064949 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 232 40th Avenue, North, Nashville, Tennessee 37209.

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

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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 Charlotte Park Co's 2nd Addition Extended, West part of Block 32, of record in Book 547, page 14, 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.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 GRANTORS have executed this instrument on this the 4th day of February, 2011

Melissa Fuller

Melissa Fuller

Caleb J. Fuller

Caleb J. Fuller

By: Caleb J. Fuller
Caleb J. Fuller
Attorney in Fact

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 Caleb J. Fuller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Caleb J. Fuller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Melissa Fuller and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Melissa Fuller.

Witness my hand and official seal this 4th day of February, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY