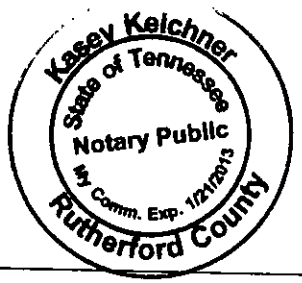
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#16208

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
c/ William Studstill, JR.	Owner	116-12-104
(NAME)	(NAME)	
3702 Estes		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Firstbank**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Studstill, Jr. and wife, Aline Studstill**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being a part of Lot No. 6 on the Map of Mrs. A. L. Billington's Subdivision (of the west part of Lot No. 2 of the Henry Compton Lands) as of record at Book 547, page 47, Register's Office for said County, said part of said Lot No. 6 being a 231±' x 215' x 231±' x 215' tract, more or less, and more completely described in the Deed of record at Book 8821, page 882, said Register's Office, to which Deed reference is hereby made and the same incorporated herein the same as if copied verbatim herein at this point for a complete description of said part of said Lot No. 6.

Being the same property conveyed to First Bank by Successor's Trustee's Deed dated June 22, 2010 from Laura A. Williams, Successor Trustee of record in Instrument Number 20100709-0054025, Register's Office for Davidson County,Tennessee.

Being the same property conveyed to Brett Massey by Deed dated October 25, 1996 from John Allan Andrews and wife, Carolyn Phelps Andrews of record in Book 10237, page 619, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all shown on the Plan of A Subdivision of the West Part of Lot No. 2 of the Henry Compton Land owned by Mrs. A. L. Billington of record in Plat Book 547, Page 47; Sanitary Sewers and/or Storm Drainage Easement of record in Book 6983, page 640; all of record in the Register's Office for Davidson County, Tennessee. Subject to the flow of any creeks, streams, or branches across subject property.

unimproved ☐

This is improved ☒ property, known as 3702 Estes, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

BILL GARRETT, Davidson County
Trans:T20110009570 DEEDWARR
Recvd: 02/15/11 14:56 2 pgs
Fees:13.00 Taxes:888.00
20110215-0012979

Witness my hand this 7th day of February, 2011

First Bank

James C. Farrar, Jr., Vice President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James C. Farrar, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Vice President of FirstBank, the within named bargainor, and that he is authorized by FirstBank, to execute this instrument on its behalf.

Witness my hand and official seal at ~~Franklin~~ Chattanooga, Tennessee, this 7th day of February, 2011

Brenda A. Daniels
Notary Public

My Commission Expires:
My Commission Expires Jan 18, 2012

BRENDA A. DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY