Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of February, 2011 by and between **Doris Donnell, Robert L Stevenson, Alberta Smith, Diann Stevenson, and Mae Lois Jackson**, party of the first part, and George Ward, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 31 on the plan of I. L. Pendleton's Subdivision of the Steger Home Place, as of record in book 421, Page 106, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the northerly side of Georgia, formerly Torbitt, Avenue and runs back between parallel lines, 150 feet to an alley.

Being all or part of the same property conveyed to **Doris Donnell, Robert L Stevenson, Alberta Smith, Diann Stevenson, Mae Lois Jackson** (Heirs of Laura L. Stevenson), by virtue of that certain Last Will and Testament Deed dated October 9, 1978, at Instrument No. 20080910-0092804 in the Register's Office of Davidson County, Tennessee.

*sellers warrant that this property is not their primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Doris Donnell
Doris Donnell

Robert L Stevenson
Robert L Stevenson

Alberta Smith
Alberta Smith

Diann Stevenson
Diann Stevenson

Mae Jackson
Mae Lois Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Doris Donnell, Robert L Stevenson, Alberta Smith, Diann Stevenson, Mae Lois Jackson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110012767 DEEDWARR
Recvd: 03/03/11 09:25 2 pgs
Fees:13.00 Taxes:136.90
20110303-0016925

Property Owner & Address: George Ward

Tax Parcel No 09210012700

Property Address: 2828 Georgia Avenue
Nashville, TN 37209

MAIL TAX
BILLS TO: George Ward
1165 Fred Gibbs Rd.
White Bluff, TN 37187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $37,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Tina Jones
AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of February, 20 11.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY