This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way
Nashville, Tennessee 37211
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

BILL GARRETT, Davidson County
Trans:T20110013253 DEEDWARR
Recvd: 03/04/11 13:18 2 pgs
Fees:13.00 Taxes:88.80
20110304-0017583

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Affiant

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

Brian Lavoy Payne, Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Tilghman 425 McClellan Avenue Nashville, TN 37211	New Owner	11914000200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald R. Joynes and Paul R. Odum,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to**, Andrew Tilghman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 2 of Block "H" on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the westerly margin of Simmons Avenue at the southeast corner of the property conveyed to E. L. Ellison and wife, Theo V. Ellison by deed from Phillip Saindon and wife, of record in Book 1450, page 304, Register's Office for said County, being the corner of Lots Nos. 2 and 3, on said unrecorded plan; thence with the line between said two lots westwardly 150 feet; thence south 2 degrees 22' west 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 150 feet to the westerly margin of Simmons Avenue; thence with the same northwardly 100 feet to the beginning.

Being the same property conveyed to Donald R. Joynes and Paul R. Odum, joint tenants with right of survivorship, by Warranty Deed from Will Franklin Neal, sole heir at law of Mary A. Neal a/k/a Mary Ruth Austin Neal, deceased, of record in Instrument No. 20110128-0007800, Davidson County Register's Office.

This property is improved property known as 2911 Simmons Avenue, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 4th day of March, 2011.

Donald R. Joynes

Paul R. Odum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald R. Joynes and Paul R. Odum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence); and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 4th day of March, 2011.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 11/23/14