BILL GARRETT, Davidson County
Trans:T20110013291 DEEDWARR
Recvd: 03/04/11 15:19 2 pgs
Fees:13.00 Taxes:1665.00
20110304-0017630

THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & BLACKBURN, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 117-11-1-068.00

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of February, 2011.

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires 01/09/2012

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Kerry Hanson Ziady and Paul Ziady
(Name)
1619 Graybar Lane
(Street Address)
Nashville, Tennessee 37215

SEND TAX BILLS TO:

Regions Mortgage
(Name)
2050 Pkwy Office Circle
(Street Address)
Birmingham, AL 35244

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **RECTOR, WARDDENS AND VESTRYMEN OF ST. GEORGE'S PARISH,** a Tennessee not-for-profit corporation, hereinafter referred to as the "Grantor," has bargained and sold, and do by these presents transfer and convey, unto **KERRY HANSON ZIADY AND PAUL ZIADY,** wife and husband, hereinafter referred to as the "Grantees," a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 170 feet of Lot Number 18 on the Map of Glen Echo Subdivision not of record and described according to a survey made by W. B. Southgate, Surveyor, in August, 1925, described as follows:

Beginning at a point in the southerly margin of Graybar Lane, formerly Watkins Street, at a point 680 feet west of the westerly margin of Belmont Boulevard being the northwest corner of the property conveyed to Herbert W. Lindahi and wife, Ester V. D. Lindahi, by deed from J. Douglas Wright and wife, of record in Book 1199, page 190 of the Register's Office for Davidson County, Tennessee; thence with Lindahi's westerly line, southerly 400 feet to the north line of Lot number 23 of the said subdivision; thence with the line between lots 18 and 23 westerly 170 feet to the common corner of lots numbers 17, 18, 23, and 4; thence with the line between Lots 17 and 18, northerly 400 feet to a point in the southerly margin of Graybar Lane; thence with the southerly margin of the same, easterly 170 feet to the point of beginning.

Being the same property conveyed to Billy Frank Rutledge and wife Mary Frances Rutledge by deed from Marie Smith Crain of record in Book 5054, page 677, Register's Office for Davidson County, Tennessee,

dated August 3, 1976. The said Mary Frances Rutledge having predeceased Billy Frank Rutledge, now deceased. Title conveyed to Rector, Warddens and Vestrymen of St. George's Parish, pursuant to The Estate of Billy Frank Rutledge, deceased, Probate Court for Davidson County, Tennessee, Case No. 10P782.

Being improved property known as: 1619 Graybar Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and/or assigns forever; and Grantor does covenant with the said Grantees that it 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 stated herein as follows:

1. Real Estate Taxes for the year 2011 and subsequent years. Tax Parcel No. 117-11-0-068.00.
2. Easement for Sanitary Sewers and/or Storm Drainage in Book 4076, page 374, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its successors, heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has caused its name to be affixed hereto as of the 28th day of February, 2011.

RECTOR, WARDDENS AND VESTRYMEN
OF ST. GEORGE'S PARISH,
A TENNESSEE NOT-FOR-PROFIT CORPORATION

By: _____
Edward LeMaster
Its: Senior Warden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Edward LeMaster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Senior Warden** of **RECTOR, WARDDENS AND VESTRYMEN OF ST. GEORGE'S PARISH,** a Tennessee not-for-profit corporation, the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Warden.

Witness my hand and official seal in Nashville, Tennessee this 28th day of February, 2011.

_____
Notary Public

My Commission Expires:_____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013