THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11020157**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $960,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2011. Notary Public My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

BILL GARRETT, Davidson County
Trans:T20110014547 DEEDWARR
Recvd: 03/10/11 15:07 2 pgs
Fees:13.00 Taxes:3552.00
20110310-0019275

WARRANTY DEED

Address New Owner: Derek S. Hughey Shanna S. Hughey 2801 Oakland Avenue Nashville TN 37212	Send Tax Bills To: Pinnacle National Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 11704025100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth V. Gregory, Trustee of the Oakland Avenue Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek S. Hughey and Shanna S. Hughey, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows: Beginning at an existing iron rod in the Westerly right-of-way of Oakland Avenue, said iron rod being South 11 deg. 55 min. 50 sec. West 74.9 feet, more or less, from the projected right-of-way of Wildwood Avenue and Oakland Avenue; thence leaving the right-of-way of Oakland Avenue North 79 deg. 29 min. 09 sec. West 160.89 feet to an existing iron rod in the Easterly right-of-way of an unknown alley; thence along the unknown alley North 11 deg. 21 min. 42 sec. East 75.00 feet to an iron rod at the right-of-way intersections of the unknown alley and Wildwood Avenue; thence along Wildwood Avenue South 79 deg. 26 min. 35 sec. East 151.44 feet to an iron rod that begins a curve to the right having a radius of 9.95 feet, more or less, an arc length of 15.87 feet, more or less, a chord bearing South 33 deg. 45 min. 23 sec. East and having a chord distance of 14.24 feet, more or less, thence with the Westerly margin of Oakland Avenue South 11 deg. 55 min. 50 sec. West 64.7 feet, more or less, to the point of beginning, and containing 12,061.183 square feet or 0.2769 acres, more or less.

Being the same property conveyed by Warranty Deed from Samuel E. Stumpf, Jr. and wife, Jane G. Stumpf to Elizabeth V. Gregory, Trustee of The Oakland Avenue Trust as recorded on the 12th day of August, 2010 in Instrument No. 20100812-0063839, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101.

This is improved property located at 2801 Oakland Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this March 8, 2011.

Oakland Avenue Trust

Elizabeth V. Gregory, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth V. Gregory, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this March 8, 2011.

Notary Public
My Commission Expires: _____



My Commission Expires September 9, 2014