Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 15 day of March, 2011.

Notary Public
My commission expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

05-1101-65152

Address of New Owner:	Send Tax Bills to:	Tax Information
John Farrell 1207 McGavock Pike Nashville TN 37216	New Owner	72-06-0-316

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, Gertrude McConnell Skinner, Executrix of the Estate of Lillian C. Travis, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Farrell and wife, Christine White Farrell, 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:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the Map of Kenmore Place, as of record in Book 332, Page 32, Register's Office for said County, and described according to a survey made by Southern Land Surveying Co., Inc., dated December 27, 1965, as follows: Beginning at a railroad spike at the Northwest corner of McGavock Pike and Kenmore Place; thence with the margin of McGavock Pike, North 85° 14' West 146 feet to an iron pin; thence leaving said Pike, and along a fence, North 12° 18' East 263.87 feet to a fence post; thence North 78° 02' West 100.98 feet to a fence post; thence North 11° 17' East 339.08 feet to a concrete monument; thence South 78° 24' East 58.44 feet to an iron pin, being the Northwest corner of Lot No. 5 on Jones and Land's Unrecorded Subdivision of part of Lot No. 41, Kenmore Place; thence along the Westerly line of Lots 5, 4, 3, 2 and 1, of said unrecorded Subdivision, South 11° 10' West 328.88 feet to a fence post, being the Southwest corner of Lot No. 1 on said unrecorded Subdivision; thence with the Southerly line of the same, South 78° 59' East 40.8 feet to an iron pin, and continuing with the same, South 80° 34' East 140.94 feet to a railroad spike in side of a 35" tree, being in the Westerly margin of Kenmore Place; thence with the margin of the same, South 11° 10' West 263.10 feet to the point of beginning.

Being the same property conveyed to Frank E. Travis and wife, Lillian Cole Travis by deed from L.S. McAnn and wife, Mary Brooks McAnn, dated October 18, 1962, recorded October 18, 1962 in Book 3458, Page 257; as corrected in Book 3925, Page 66; as corrected in Book 3976, Page 401, Register's Office for Davidson County, Tennessee. Frank E. Travis died on November 15, 1983. Lillian Cole Travis subsequently died testate July 22, 2009 and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 09P1198.

Lillian C. Travis is one and the same person as Lillian Cole Travis.
Gertrude M. Skinner is one and the same person as Gertrude McConnell Skinner.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1207 McGavock Pike, Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20110015691 DEEDWARR
Recvd: 03/16/11 14:47 2 pgs
Fees:13.00 Taxes:851.00
20110316-0020773

This property is improved property known as 1207 McGavock Pike, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 15th day of March, 2011.

Gertrude M. Skinner, Executrix by
Gary W. Temple, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary W. Temple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Gertrude M. Skinner and that he is authorized by Gertrude M. Skinner to execute this instrument on his/her behalf.

Witness my hand and seal at Nashville, Tennessee, this 15th day of March, 2011.

Notary Public at Large

My commission expires: 4-23-2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014