BILL GARRETT, Davidson County
Trans:T20110016883 DEEDWARR
Recvd: 03/22/11 14:41 2 pgs
Fees:13.00 Taxes:260.52
20110322-0022384

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]
MKK Family LLC PO BOX 50804 Nashville, TN 37208	NEW OWNER

Map 82-8 Parcel 238

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Southern Land Acquisitions, Inc., Trustee of the Meredith Moore Education Fund Trust** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MKK Family, LLC** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 25, MCNISH SUBDIVISION OF J.W. MCFERRIN'S 6 1/4 ACRES TRACT, as shown on plat of record in Plat Book 57, Page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Marisa Jackson, married to Melony Davis, a single person as recorded on the 26th day of January, 2007 in Instrument No. 20070126-0010767; Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee to Federal National Mortgage Association as recorded on the 6th day of May, 2010 in Instrument No. 20100506-0034751 and Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association to Meridith Moore Education Fund Trust as recorded on the 11th day of March, 2011 in Instrument No. 20110311-0019383, in the Register's Office of Davidson County, Tennessee.

Meridith Moore Education Fund Trust is one in the same as Meredith Moore Education Fund Trust.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable, which have been prorated, payment of which is assumed by the Grantee. .
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCNISH SUBDIVISION OF J.W. MCFERRIN'S 6 1/4 ACRES TRACT, as recorded in Plat Book 57, Page(s) 129, said Register's Office.

This is improved property commonly known as: 720 Hart Ave, Nashville, TN 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$66,611.96~~ 70,411.42 MW DE

Affiant

Subscribed and sworn to before me this 18th day of March, 2011

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

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of March, 2011.

Southern Land Acquisitions, Inc, Trustee of
Meredith Moore Education Fund Trust

BY: _____

ITS: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Notestine 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 President of Southern Land Acquisitions, Inc, Trustee the within named bargainor, and that he as such President, being authorized so to do without the joinder of any beneficiary, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of March, 2010.

_____
Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY