RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
8000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 59952
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20110017303 DEEDWARR
Recvd: 03/24/11 11:34 3 pgs
Fees:18.00 Taxes:3552.00
20110324-0022846

THIS INSTRUMENT PREPARED BY:
R. Eric Thornton, Esq.
RAMSEY, THORNTON, BARRETT & HERBERT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 10824

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED SIXTY THOUSAND AND 00/100 ($960,000.00) DOLLARS, cash in hand paid by GEORGE E. MUDTER, JR., Trustee of THE MAGNOLIA TRUST, receipt of which is hereby acknowledged, I, DEBRA R. POWELL, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said GEORGE E. MUDTER, JR., Trustee of THE MAGNOLIA TRUST, ** his heirs and assigns, a certain tract or parcel of land as follows:

** with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary

Three tracts of land in Davidson County, Tennessee, being more particularly described as follows:

Tract I:

Being Lot No.7 and the northwesterly part of Lot No. 6 of Block 1 on the Plan of Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of West Tyne Drive, formerly Lochin Lane, 50 feet North of the corner of Lot Nos. 5 and 6, said point being the northeast corner of Tract No. 1 of the land conveyed to E. Palmer Jones and wife, by deed from Sara D. Sexton of record in Book 2198, page 501, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, northwesterly 300 feet, to a point at the corner of Lot Nos. 7 and 8; thence with the line between said lots, southwesterly 158 feet to a point; thence southerly 297 feet along the line of Lot Nos. 9 and 10, to the northwest corner of the Jones Lot, above mentioned, thence with Jones' line, northeasterly 222 feet to the point of beginning.

Tract II:

Being a parcel of land in the easterly side of West Tyne Drive, formerly Lochin Lane, being a part of Block F on the Map of Belle Meade Subdivision No. 2 of record in Book 421, page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of West Tyne Drive, formerly Lochin Lane, at a point which would be established by the extension of the line between Lot Nos. 6 and 7 of Block 1, of the Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, if extended; thence in an easterly direction along the said line, if extended, 40 feet, more or less, to the center line of Richland Creek; thence with the center line of said Creek, southerly 100 feet, more or less, to a point at the northeast corner of the land conveyed to E. Palmer Jones and wife, by deed from Sara D. Sexton, of record in Book 2198, page 501, Register's Office for Davidson County, Tennessee; thence westerly along Jones' line 40 feet, more or less, to a point in the easterly margin of said Drive; thence with the margin of the same, northerly 100 feet, more or less, to the point of beginning.

Tract III:

Being a triangular parcel of land in the City of Belle Meade, Second Civil District, Thirty-fourth Councilmanic District, Davidson County, Tennessee, being the southern portion of Lot 6 of Block 1, on the map of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, located on the westerly side of West

Tyne Drive between Nichol Lane and Belle Meade Boulevard, and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly right-of-way of West Tyne Drive, said rod being approximately 670 feet southerly from the centerline of Nichol Lane as measured along said right-of-way. Said rod is further described as being the common front corner of Lots 5 and 6, shown on said heretofore referenced map;

Thence leaving said right-of-way with a severance line crossing said Lot 6, S 79 degrees 35 minutes 48 seconds, West 214.80 feet to an iron rod (old) on the rear line of Lots 6 and 10;

Thence leaving said rear line with a severance line crossing said Lot 6, described in Book 8261, page 216, and Book 8263, page 804, Register's Office for Davidson County, Tennessee, N 66 degrees 36 minutes 20 seconds East, 222.05 feet to a point in the westerly right-of-way of said West Tyne Drive;

Thence with said right-of-way in a southerly direction with a curve to the left, 50.00 feet to an iron rod (old) the Point of Beginning.

Being the same property conveyed to Debra R. Powell, married, by deed dated January 29, 2004, from John R. Cherry, III and wife, Marguerite Carpenter Cherry, of record in Instrument No. 20040130-0011971, Register's Office for Davidson County, Tennessee. William E. Powell, husband of Debra R. Powell, has since died.

This property is subject to the right-of-way of West Tyne Drive.

This conveyance is subject to all matters as shown by plan of record in Book 421, Page 51, and Book 547, Page 180, both in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Grant of Easement in favor of City of Nashville of record in Book 1644, Page 373, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Conveyance of Water Mains to the Nashville Suburban Utility District of Davidson County, Tennessee of record in Book 1255, Page 580, in the Register's Office of Dickson County, Tennessee.

This conveyance is subject to Boundary Line Agreement of record in Instrument No. 20031124-0170329, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GEORGE E. MUDTER, JR., Trustee of THE MAGNOLIA TRUST, his successors and assigns, forever. And I do covenant with the said GEORGE E. MUDTER, JR., Trustee of THE MAGNOLIA TRUST, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2011 Davidson County property taxes which have been prorated and will be paid by Grantee. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GEORGE E. MUDTER, JR., Trustee of THE MAGNOLIA TRUST, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 22nd day of March, 2011.

DEBRA R. POWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DEBRA R. POWELL, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County, this 22nd day of March, 2011.

NOTARY PUBLIC

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires FEB. 19, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $960,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 22nd day of March, 2011.

NOTARY PUBLIC

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires FEB. 19, 2013

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Map & Parcels:
13005014000 &
13005014001

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
THE MAGNOLIA TRUST
c/o George E. Mudter, Jr., Trustee
115 Palm Avenue
San Francisco, CA 94118