BILL GARRETT, Davidson County
Trans:T20110017441 DEEDWARR
Recvd: 03/25/11 08:27 3 pgs
Fees:18.00 Taxes:85.10
20110325-0022995

Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $23,000.00

Affiant

Subscribed and sworn to before me, this 24th day of March, 2011.

Notary Public
My commission expires: May 31, 2011

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-1103-47307

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Edward H. Burrell | Edward H. Burrell | 118-04-0-225 |
| 2230 Winford Avenue | 912 Fireside Ct. | |
| Nashville TN 37211 | Brentwood, TN 37027 | |

## 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, Marsha Troxler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward H. Burrell, 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,

SEE EXHIBIT "A"

Being the same property conveyed to Robert L. Hooper and wife, Josephine Hooper, by deed from Ellis B. Jones and wife, Laura D. Jones, dated November 17, 1975, recorded November 18, 1975, of record in Book 4972, Page 43, said Register's Office. Robert L. Hooper died leaving Josephine Hooper as the sole surviving tenant by the entirety.

Being the same property further conveyed to Marsha Troxler by deed from Josephine Hooper, dated March 28, 2007, recorded April 2, 2007, of record in Instrument No. 20070402-0039030, said Register's Office.

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 2230 Winford Avenue, Nashville, TN 37211

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 24th day of March, 2011.

Marsha Troxler

Marsha Troxler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marsha Troxler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of March, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14

EXHIBIT A - LEGAL DESCRIPTION

TRACT 1 - 2230 Winford Ave, Nashville, TN 37211; Map 118-4 Parcel 225

Land in Davidson County, Tennessee, being part of Lots No 129 all of Lot 128, also alley between said Lots now closed on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County.

As to part of Lot No. 129 described as follows: BEGINNING on the easterly margin of Winford Avenue 10 feet north of S. W. corner of said lot; thence easterly parallel with, and 10 feet north from the south line of said lot, 157 feet, more or less; thence northerly, 40 feet; thence westerly 137 feet, more or less, to the easterly margin of said avenue; thence southerly 45 feet, more or less to the beginning.

EXCLUDING all portions of Lots 227, 228, and 229 described in this paragraph BUT INCLUDING potions of lot Lot 128, including alley now closed on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County; BEGINNING on the westerly margin of Cruzen Street at the corner of Lots Nos. 226 and 227, thence northerly 59 feet more or less; thence westerly 208 feet more or less to the easterly margin of Winford Avenue, thence with the same southerly 168 feet more or less; thence easterly 275 feet more or less to the beginning.

INCLUDED BUT EXCLUDED from this conveyance is being parts of Lots 128 and 129 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County.

BEGINNING at a point in the east margin of Winford Avenue said point being Calvin E. McFarland's northwest corner, said point being north 21 degrees 03' west 10 feet from the common corner of Lots 129 and 130;thence with said margin north 1 degree 27' east 45 feet more or less to the northwest corner of Lot 129; thence with the northerly boundary of said lot north 68 degrees 57' east 8 feet more or less to the southwest corner If Lot 128 on said plan; thence continuing with the said margin of Winford Avenue north 7 degrees 17' east 183 feet more or less to the northwest corner of the captioned property, thence with the north boundary of said captioned property south 82 degrees 43' east 3.5 feet more or less to a point, thence south 7 degrees 17' west 227.2 feet more or less to a point; thence south 68 degrees 57' west 5 4 feet to a point and containing 989 square feet,

There is also hereby conveyed a slope easement beginning at a point in the east-margin of Winford Avenue said point being Calvin McFarland's northwest corner; thence along the easterly margin of the above described right of way north 7 degrees 17' east 227.2 feet more or less to the north boundary of the captioned property, thence with said boundary south 82 degrees 43' east 10 feet to a point; thence south 7 degrees, 17' west 221.8 feet more or less to McFarland's north boundary; thence with said boundary south 68 degrees 57' west 11.4 feet more or less to the point of beginning and containing 2245 square feet

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