File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29985-03-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2011. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gayle Ross 208 Rolling Fork Court Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	Map and Parcel No.: 129 050 03600

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, **Tom Black,*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gayle Ross** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *unmarried

Drawing on Exhibit "B"

This is improved property located at 208 Rolling Fork Court, Nashville, TN 37205.

THIS IS NOT NOW, NOR HAS IT EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of March, 2011.

Tom Black

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Tom Black**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2011.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20110019028 DEEDWARR
Recvd: 04/01/11 09:34 3 pgs
Fees:18.00 Taxes:1165.50
20110401-0025012

EXHIBIT "A"

Land in Davidson County, being Lot No. 2 on the Plan of Ambrose Acres of record in Book 8250, page 519, Register's Office for said County.

Together with the rights of ingress and egress of a driveway easement to serve Lot No. 2 as shown in Book 8250, page 519, said Register's Office.

Subject to an access easement between Lot 1 and Lot 2 of Ambrose Acres being more particularly described herein below:

All that portion of land located in the Second Civil District of Nashville, Davidson County, Tennessee, running through Lot No. 2, Final Plat, Ambrose Acres (Book 8250, page 519 R.O.D.C., TN) and serving Lot 1 of said Ambrose Acres being described according to a mortgage loan inspection by Campbell, McRae & Associates, dated 6/13/97 (Glenn McRae TN RLS #1673), more particularly described as follows:

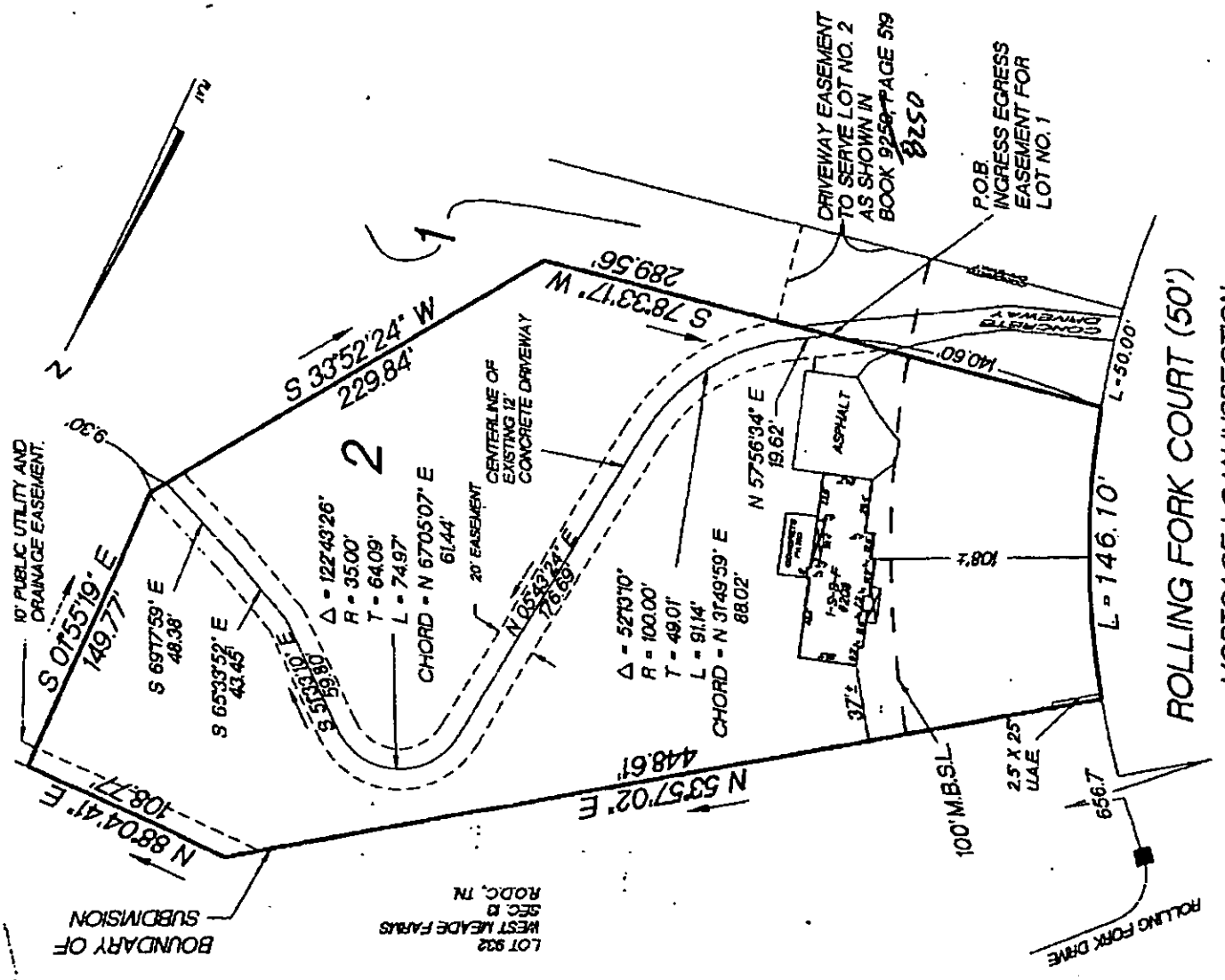
Beginning at an iron rod (Old) at the common front corner of Lot 1 and 2 Ambrose Acres (Book 8250, page 519, R.O.D.C., TN) being further described as the southwest corner of Lot 2 of said Ambrose Acres; thence easterly along the 20 foot wide access easement that runs along the centerline of an existing concrete driveway, the centerline of said 20 foot access easement being described as follows: North 57 deg. 56 min. 34 sec. East 19.62 feet to the beginning of a curve to the left that has a deflection angle of 52 deg. 13 min. 10 sec., a radius of 100.00 feet, a tangent length of 49.01 feet, a length of 91.14 feet and a chord bearing a distance of North 31 deg. 49 min. 59 sec. East 88.02 feet; thence North 05 deg. 43 min. 24 sec. East 176.69 feet to the beginning of a curve to the right that has a deflection angle of 122 deg. 43 min. 26 sec., a radius of 35.00 feet , a tangent length of 64.09 feet, a length of 74.97 feet and a chord bearing a distance of North 67 deg. 05 min. 07 sec. East 61.44 feet; thence continuing with said concrete driveway centerline the following 3 (three) calls: South 51 deg. 33 min. 10 sec. East 59.80 feet; thence South 65 deg. 33 min. 52 sec. East 43.45 feet; thence South 69 deg. 17 min. 59 sec. East 48.38 feet to the point in the common lot line of Lots 1 and 2 of said Ambrose Acres Subdivision, said point being located South 33 deg. 52 min. 24 sec. West 9.30 feet from the most easterly point of Lot 2 of said Ambrose Acres Subdivision and the easterly terminus of this access easement.

Being the same property conveyed to Tom Black, unmarried by deed dated August 5, 2003 from Donald S. Roarty, unmarried, and Christine A. Roarty Andrews and husband, Robert Andrews, of record in Instrument Number 20030827-0124380, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 8250, page 519, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 112, Register's Office for Davidson County, Tennessee.
4. Easement for ingress and egress as described in Deed of record in Book 10501, page 430, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"


ROLLING FORK COURT (50')
MORTGAGE LOAN INSPECTION
L = 146.10'
L = 50.00'
140.60'
S 78°33'17" W
289.56'
S 33°52'24" W
229.84'
S 01°55'19" E
149.77'
N 88°04'47" E
108.77'
N 53°57'02" E
448.61'
DRIVEWAY EASEMENT TO SERVE LOT NO. 2 AS SHOWN IN BOOK 925 PAGE 579
P.O.B. INGRESS EGRESS EASEMENT FOR LOT NO. 1
CONCRETE DRIVEWAY
ASPHALT
CENTERLINE OF EXISTING 12' CONCRETE DRIVEWAY
20' EASEMENT
10' PUBLIC UTILITY AND DRAINAGE EASEMENT.
100' M.B.S.L.
2.5' X 25' U.A.E.
656.7'
ROLLING FORK DRIVE
BOUNDARY OF SUBDIVISION
LOT 932
WEST MEADE FARMS
SEC. B
R.O.D.C., TN
1
2
Δ = 122°43'26"
R = 35.00'
T = 64.09'
L = 74.97'
CHORD = N 67°05'07" E
61.44'
Δ = 52°13'10"
R = 100.00'
T = 49.01'
L = 91.14'
CHORD = N 31°49'59" E
88.02'
N 05°43'24" E
76.69'
S 69°17'59" E
48.38'
S 65°33'52" E
43.45'
S 50°53'10" E
59.80'
N 56°56'34" E
19.62'
9.30'
37.4'
7.80'