WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $60,000.00

Casey Brewington
AFFIANT)

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF APRIL, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03943 MATTINGLY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Thomas Mattingly and Jerry Thurman	Thomas Mattingly	14813015800
301 Fairlane Drive	5543 Edmondson Pike, #180	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SHIRLEY F. NORRIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

THOMAS MATTINGLY AND JERRY THURMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 301 Fairlane Drive, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 7th day of April, 2011.

Shirley F. Norris

Shirley F. Norris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SHIRLEY F. NORRIS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of April, 2011.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans:T20110022403 DEEDWARR
Recvd: 04/15/11 13:57 2 pgs
Fees:13.00 Taxes:222.00
20110415-0029347

11-03943 MATTINGLY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 264, FAIRLANE PARK, SECTION III, as shown on plat of record in Plat Book 2331, Pages 145 and 146, 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 Quitclaim Deed from Clarence O. Ingram, Trustee to William E. Norris and wife, Shirley F. Norris as recorded on the 3rd day of September, 1980 in Book 5645, Page 992 and Warranty Deed from Maris C. Rone et ux Ella S. Rone to William E. Norris et ux Cherry M. Norris as recorded on the 2nd day of July, 1974 in Book 4830, Page 644, in the Register's Office of Davidson County, Tennessee.

William E. Norris having since died on December 27, 2009

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable. —

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRLANE PARK, SECTION III, as recorded in Plat Book 2331, Page(s) 145 and 146, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 2598, Page 491 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 6172, Page 97.