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. 29996-03-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me this 18th day of April, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David O. Francis, Jacquelyn R. Youde 2609 Belcourt Avenue Nashville, TN 37212	SunTrust Mortgage, Inc. RVW 3013, 1001 Semmes Ave. Richmond, VA 23224	Map and Parcel No.: 104 070 29600

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, **Kenneth F. Hinman, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David O. Francis and wife, Jacquelyn R. Youde** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2609 Belcourt Avenue, Nashville, TN 37212

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 18th day of April, 2011.

Kenneth F. Hinman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenneth F. Hinman**, 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 18th day of April, 2011.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Notary Public

BILL GARRETT, Davidson County
Trans:T20110022898 DEEDWARR
Recvd: 04/19/11 09:14 2 pgs
Fees:13.00 Taxes:1424.50

20110419-0030003

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the west 2.2 feet of Lot No. 29 and all of Lot No. 28 on the Plan of Rich Resubdivision of Lots 17, 18, 19, 33, 34 and 35 and Original Lots No. 20 thru 32 inclusive and Lots 36 thru 48 inclusive, in Marshall & Stokes Subdivision, of record in Plat Book 547, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 28 and part of Lot No. 29 adjoin and front together 52.2 feet on the southerly side of Belcourt Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Kenneth F. Hinman by deed dated April 27, 2009, from James D. Stefansic and wife, Candace F. Stefansic, of record in Instrument No. 20090428-0038321, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 172, Register's Office for Davidson County, Tennessee.