(1)

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

R-VRES-11-2514

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip M. Stinson	Phillip M Stinson (NAME)	
2514 Belmont Blvd	9043 Hunterwood Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	117-4-38.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we BILL J. HANCOCK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILLIP M. STINSON AND WILLIAM J. MITCHELL, TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HALF OF LOT NO. 111 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS", OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PROPERTY FRONTS 50 FEET ON THE EASTERLY MARGIN OF BELMONT BOULEVARD AND EXTENDS BACK BETWEEN PARALLEL LINES 183 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM BONNIE L. HANCOCK TO BILL J. HANCOCK AS RECORDED ON THE 20TH DAY OF AUGUST, 1997 IN BOOK 10576, PAGE 126; QUITCLAIM DEED FROM B.B.G. PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TOM D. GRAVES AND BILL J. HANCOCK TO BILL J. HANCOCK AND WIFE, BONNIE L. HANCOCK AS RECORDED ON THE 2ND DAY OF MAY, 1994 IN BOOK 9330, PAGE 452; QUITCLAIM DEED FROM MORT KOZIL TO B.B.G. PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TOM D. GRAVES AND BILL J. HANCOCK AS RECORDED ON THE 13TH DAY OF FEBRUARY, 1985 IN BOOK 6491, PAGE 764 AND WARRANTY DEED FROM DONALD L. LOCKMILLER, AS TO A 1/2 UNDIVIDED INTEREST AND SIDNEY J. MADDOX, AS TO A 1/2 UNDIVIDED INTEREST TO MORT KOZIL, A 1/2 UNDIVIDED INTEREST, AND B.B.G. PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP OF TOM D. GRAVES AND BILL J. HANCOCK, A 1/2 UNDIVIDED INTEREST, AS TENANTS IN COMMON AS RECORDED ON THE 3RD DAY OF NOVEMBER, 1982 IN BOOK 5959, PAGE 233, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE..

unimproved ( )
This is improved (X) property, known as 2514 Belmont Blvd, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20110025782 DEEDWARR
Recvd: 05/02/11 13:57 2 pgs
Fees: 13.00 Taxes: 1674.25
20110502-0033446

Witness my/our hand(s) this 28th day of April, 2011.

Bill J. Hancock

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903