WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

R-VRES-11-2407

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
Keith W. Merrill	Newowner (NAME)	
2409 Fairfax Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-11-167.00

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 MARGARET S. NORRIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH W. MERRILL, 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 LOT NO. 5 ON THE PLAN OF THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, AS OF RECORD IN BOOK NO. 421, PAGE 7, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 5 FRONTS SEVENTY (70) FEET ON THE SOUTH SIDE OF JONES AVENUE AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES, ONE HUNDRED AND EIGHTY-FIVE (185) FEET, MORE OR LESS, TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. NORRIS AND MARGARET S. NORRIS BY WARRANTY DEED FROM THOMAS MARK SAWRIE AND RUTH BROWN SAWRIE, RECORDED ON THE 4TH DAY OF JANUARY, 1988 IN BOOK 7442, PAGE 203, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN L. NORRIS HAVING SINCE PASSED ON OCTOBER 2, 2010, LEAVING THE SAID MARGARET S. NORRIS AS THE SOLE-SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 7, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2409 Fairfax Avenue, 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:T20110025813 DEEDWARR
Recvd: 05/02/11 14:34 2 pgs
Fees:13.00 Taxes:999.00
20110502-0033495

Witness my/our hand(s) this 29th day of April, 2011.

Margaret S. Norris

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret S. Norris, 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: 5.26.14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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