THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11020119** BILL GARRETT, Davidson County Trans:T20110026320 DEEDWARR Recvd: 05/04/11 10:01 4 pgs Fees:23.00 Taxes:777.00 20110504-0034074	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 22nd day of April, 2011. Notary Public My Commission Expires: 11/7/2011 EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Daniel C. Burton 5886 E. Ashland Drive Nashville, TN 37215-5204	Send Tax Bills To: Daniel C. Burton 5886 E. Ashland Drive Nashville, TN 37215-5204	Tax Information: Tax Parcel ID No. 11810017400

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, **Estate of Nancy Sharon Mullican** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel C. Burton and Mark Allen Lynn**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 71, MAP OF WOODMONT BOULEVARD SECTION OF MARENGO PARK, as shown on plat of record in Plat Book 1130, Page 2, 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 Installment Deed from C. H. Briley, Jr., and wife, Marguerite S. Briley to James S. Mullican and wife, Louise A. Mullican as recorded on the 2nd day of March, 1970 in Book 4400, Page 618 and Clerk and Master's Deed from John A. W. Bratcher, Clerk and Master to Nancy Sharon Mullican as recorded on the 25th day of February, 1998 in Book 10809, Page 905, in the Register's Office of Davidson County, Tennessee. The said Nancy Sharon Mullican having since died on July 14, 2010.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3501 General Hood Trail Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this _____ day of April, 2011.

Estate of Nancy Sharon Mullican

_____
By: Susan Carol Feinberg, Beneficiary

STATE OF INDIANA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Carol Feinberg, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the beneficiary of The Estate of Nancy Sharon Mullican, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of April, 2011.

_____
Notary Public

My Commission Expires: _____

Estate of Nancy Sharon Mullican

Gail Mitchell
By: Gail Mitchell, Executor

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Mitchell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the executor of The Estate of Nancy Sharon Mullican, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of April, 2011.

_____
Notary Public

My Commission Expires: _____

see attached

Certificate for Acknowledgment

State of California)
)
County of Alameda)
)

On April 20, 2011 before me, KATHLEEN K. YAM, Notary Public, personally appeared Gail Mitchell who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kathleen K. Yam
Signature of Notary

KATHLEEN K. YAM
Commission # 1924930
Notary Public - California
Alameda County
My Comm. Expires Mar 8, 2015

Title of Document:
Warranty Deed

(Seal of Notary)

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of April, 2011.

Estate of Nancy Sharon Mullican

Susan Carol Feinberg

By: Susan Carol Feinberg, *Beneficiary
*Sole

STATE OF INDIANA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Carol Feinberg, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the *beneficiary of The Estate of Nancy Sharon Mullican, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.
*sole

Witness my hand, at office, this 20th day of April, 2011.

THOMAS A. RUDER
Vanderburgh County
My Commission Expires
August 10, 2017

Notary Public

My Commission Expires: _____

Estate of Nancy Sharon Mullican

_____

By: Gail Mitchell, Executor

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gail Mitchell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the executor of The Estate of Nancy Sharon Mullican, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of April, 2011.

_____
Notary Public

My Commission Expires: _____