BILL GARRETT, Davidson County
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Fees:23.00 Taxes:7.40
20110602-0042319

This Instrument Was Prepared By:
Casey W. Riggs, Esq.
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of June, 2011.

Notary Public

My Commission Expires JUN 18, 2012

My Commission Expires: 6/18/2012

SHIRLEY J. GARNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Deena Lynn McCreery **2003 Eastside Avenue** **Nashville, Tennessee 37206**	**Same**	**09402021400**

FOR TEN DOLLARS ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, **TAMARA NICOLE McCREERY and FAITH CHAREE McCREERY, being the only surviving issue of EDDY DEAN McCREERY, Deceased,** the "Grantors", have bargained and sold and do hereby transfer and convey unto **DEENA LYNN McCREERY, the surviving spouse of the said Eddy Dean McCreery**, the "Grantee", all of their respective interests in a certain tract of land located in Davidson County, Tennessee, as further described on **Exhibit A** attached hereto and incorporated herein by this reference, the "Property". This is improved property known as 2003 Eastside Avenue, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, her successors, representatives and assigns forever.

AND each Grantor does hereby covenant with Grantee that such Guarantor is lawfully seized and possessed of a one-third (1/3) undivided interest in the Property, that such Grantor has a good right to sell and convey the same, and that the same is unemcumbered, except for (1) real estate taxes for 2011 and future years, liens but not yet delinquent; (2) facts which would be disclosed by a comprehensive survey of the Property, and (3) all limitations, restrictions, encumbrances, and other matters of record.

AND, Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under the Grantors, but not otherwise or further.

[SIGNATURES ON FOLLOWING PAGE]

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the _____ day of _____, 2011.

GRANTOR:

TAMARA NICOLE McCREERY

OLGA V. GRIFFITHS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared TAMARA NICOLE McCREERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27 day of May, 2011.

Notary Public

My Commission Expires: My Commission Expires: September 8, 2013

45405122.3

GRANTOR:



FAITH CHAREE McCREERY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared FAITH CHAREE McCREERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of May, 2011.

Notary Public

My Commission Expires: My Commission Expires: September 8, 2013

45405122.3

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 16 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet on the northerly side of East Side, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eddy Dean McCreery, a single man, by deed from Fannie A. Bailey, an unremarried widow, of record in Book 11217, Page 97, Register's Office for Davidson County, Tennessee. Eddy Dean McCreery having died intestate on October 23, 2009, survived by his wife, Deena Lynn McCreery, and his two (2) daughters, Tamara Nicole McCreery and Faith Charee McCreery, as further set forth in that Affidavit of Heirship as recorded in Instrument No. 20100903-0070513, said Register's Office