Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Allen A. Tolbert, Jr.
804 Templeton Drive
Nashville, Tennessee 37205

MORTGAGEE:
SWBC Mortgage Corporation
5055 Maryland Way, Suite 200
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110036556 DEEDWARR
Recvd: 06/20/11 08:33 4 pgs
Fees:23.00 Taxes:710.40
20110620-0046856

SEND TAX BILL TO:
Owner

MAP 102-15
GROUP
PARCEL 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert Brown, Administrator C.T.A. of the Estate of Marie Dugan Currey, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Allen A. Tolbert, Jr. and wife, Rena Tolbert**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

Being the same property conveyed to John W. Currey and wife Marie Dugan Currey deed from Wells Construction Co., Inc. of record in Book 2647, page 91, Register's Office for Davidson County, Tennessee. John W. Currey predeceased Marie Dugan Currey. Marie Dugan Currey is now deceased and her Last Will and Testament was probated in the Probate Court for Davidson County, TN, 010P-1773.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **804 Templeton Drive, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized

and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

WITNESS my hand this **the 31st** day of **May, 2011.**

The Estate of Marie Dugan Currey

By: _____ Administrator C.T.A.

Robert Brown, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Robert Brown** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Administrator** C.T.A. of **The Estate of Marie Dugan Currey**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 31st day of May, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $192,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 368 on the Plan of Brooke Meade Subdivision, Section 10, of record in Plat Book 2331, page 135, Register's Office, Davidson County, Tennessee.

Said Lot No. 368 fronts 137 feet on the easterly side of Templeton Drive and runs back 314.7 feet on the northerly line and 260.1 feet on the southerly line to a dead line measuring 156.5 feet thereon.