WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/11 11:35 2 pgs
Fees:13.00 Taxes:185.00
20110705-0051148

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 50,000.00.

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 14 day of July, 2011.

Notary Public
My Commission expires: 5/13/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 131 15th Avenue Trust,	SAME	092-08-0-305.00
P.O. Box 791		
Joelton, TN 37081		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Elvyna K. Tears-Blaylock, Monroe Tears, Reginald Emil Blaylock, Joshua Emil Blaylock**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 131 15th Avenue Trust, L&O Farms, FLP, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 11 on the plan of McMillin's Subdivision of the Old State Penitentiary Land, of record in Book 161, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 11 fronts 50 feet on the westerly side of Stonewall Street and runs back between parallel lines 100 feet in length to a 12 foot alley.

Being the same property conveyed to Elvyna K. Tears-Blaylock, Monroe Tears, Reginald Emil Blaylock and Joshua Emil Blaylock, by deed from Richard Manson, Trustee, on July 14, 2009, of record in Instrument Number 20090805-0073423, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 119, Register's Office Davidson County, Tennessee.

This is improved property known as: **313 15th Avenue North, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 1, 2011.

Elvyna K. Tears-Blaylock
Elvyna K. Tears-Blaylock

Reginald Emil Blaylock

Monroe Tears by Elvyna Tears-Blaylock as attorney in fact
Monroe Tears
by Elvyna Tears-Blaylock as attorney in fact

Joshua Emil Blaylock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elvyna K. Tears-Blaylock, Reginald Emil Blaylock, and Joshua Emil Blaylock** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 1, 2011

My commission expires 8/23/11

Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Elvyna Tears-Blaylock, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Monroe Tears, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Monroe Tears, the bargainor(s), by the said Elvyna Tears-Blaylock, as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of July, 2011.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY