This Instrument prepared by:
James R. Cheshire, III, Attorney
915 Huntington Circle
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110041907 DEEDWARRSP
Recvd: 07/12/11 13:48 3 pgs
Fees:18.00 Taxes:499.50
20110712-0053283

SPECIAL WARRANTY DEED

Address New Owner as Follows:	Send tax bills to:	Map-Parcel No.:
Timothy L. Barker 208 Melmack Drive Nashville, Tennessee 37211	Timothy Barker 208 Melmack Dr. Nashville, TN 37211	Map: 148-06 Parcel: 85

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $135,000.

AFFIANT

Subscribed and sworn to before me
this 7 day of July, 2011.

Notary Public

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2-20-12

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **James R. Cheshire, III, Executor of the Estate of Mary Lucille Kerr** (being one and the same

person as Lucille Kerr), deceased, herein referred to as Grantor, does hereby transfer, convey and assign to **Timothy L. Barker**, hereinafter referred to as Grantee, his heirs, representatives and assigns, all of Grantor's right, title and interest in that certain parcel of land situated, lying and being in Davidson County, Tennessee, specifically described as follows:

> Being Lot No. 84 on the Plan of Murray Heights, of record in Book 2663, Page 37, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of Melmack Drive at the common corners of Lots 83 and 84; thence with the line between said lots northwardly 224.4 feet to a corner of Lot 85; thence with the line between Lots 84 and 85, westwardly 236.08 feet to a point in the easterly margin of Syfert Lane; thence with the margin of the same southwardly 110 feet to a point, the beginning of a curve; thence around said curve southeastwardly 39.27 feet to a point in the northerly margin of Melmack Drive; thence with the margin of the same eastwardly 150 feet to the point of beginning.
>
> Being the same property conveyed to Charles E. Kerr and wife, Lucille Kerr, by deed from William E. Keene and wife, Sandra T. Keene, by deed dated June 22, 1959 of record in Book 2922, Page 321, Register's Office of said County; the said Charles E. Kerr having predeceased Lucille Kerr. The said Lucille Kerr died on June 28, 2009 leaving a Last Will and Testament of record under Docket Number 09P1107, Probate Court Clerk's Office of Davidson County, Tennessee.

This conveyance is made subject to a ten foot easement for public utilities along the easterly line of the premises, anchor easement at the northwest corner of the premises, overhang easement across the southwest corner of the premises, 30 foot building setback line from Melmack Drive, 60 foot building setback line from Syfert Lane, conditions of owner's certificate, as shown on Plan of record in Book 2663, Page 37, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 2706, Page 329, said Register's Office, and taxes for the year 2011, a lien, but not yet due and payable.

TO HAVE AND TO HOLD all of Grantor's right title and interest in and to the above described property unto the said Grantee, his heirs, personal representatives and/or assigns, forever in fee simple.

AND the Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of said property in fee simple; has a good right to convey same, and that except as noted above, the property is free from all encumbrances made by Grantor, and that Grantor will warrant and forever defend the title to said property to the said Grantor, his heirs, personal representatives and assigns against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

WITNESS my hand this 7th day of ~~June~~ July, 2011, effective as of the 7th day of July, 2011.

James R. Cheshire, III, Executor of the Estate of
Mary Lucille Kerr, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James R. Cheshire, III, Executor of the Estate of Mary Lucille Kerr, deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of June, 2011.

Notary Public

My commission expires: 2-2012

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY