BILL GARRETT, Davidson County
Trans:T20110042202 DEEDWARRSP
Recvd: 07/13/11 13:46 3 pgs
Fees:18.00 Taxes:1239.50
20110713-0053632

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made on July 6, 2011, by Leah G. Delozier, individually, and Thomas Hardin Gorin, Trustee for the Grandchildren of Alfred Allen Gorin, Deceased, as "Grantors," both acting pursuant to a Court Order, dated May 26, 2011, filed in Davidson County, Tennessee, to Michael D. Burns, "Grantee."

Grantors, in consideration of $335,000.00, paid by Grantee to Grantors, the receipt of which is hereby acknowledged, do grant and convey to Grantee and Grantee's heirs and assigns forever, the following described property situated in the State of Tennessee:

Land in Davidson County, Tennessee, being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lots 21, 22, 24, 25, 27, all of Lot 23 and part of a closed alley as shown on Joseph W. Bell's Subdivision of record in Plat Book 21, Page 13, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing "X" chiseled in concrete on the northerly right of way line of Clifton Avenue, 40 feet in width, at a corner common with the property conveyed to David W. Wingfield of record in Book 10460, Page 81;

Thence with the northerly right of way line of Clifton Avenue, North 82 deg. 47 min 29 sec West, 381.48 feet to an iron rod set on the southerly right of way line of CSX Railroad; Thence leaving the northerly right of way line of Clifton Avenue with the southerly right of way line of CSX Railroad for the following three calls:

1) North 56 deg. 49 min 13 sec East, 297.86 feet to an iron rod set
2) South 82 deg. 47 min 29 sec East, 23.15 feet to an iron rod set
3) North 56 deg. 49 min 13 sec East, 163.96 feet to an iron rod set at a corner common with said David W. Wingfield;

Thence with the westerly line of Wingfield for the following three calls as outlined in a property line agreement of record in Book 9428, Page 506;

1) South 04 deg. 41 min 44 sec West, 199.32 feet to a PK nail set,
2) North 84 deg. 04 min 54 sec West, 5.83 feet to an existing PK nail,
3) South 05 deg. 06 min 28 sec West, 100.05 feet to the point of beginning;

said property containing 58,442 square feet or 1.342 acres more or less according to an unrecorded survey by R. Scott Cherry, TN No. 1512, July 13, 2010.

Being the same property conveyed to ALFRED A. GORIN AND WIFE, SAMMIE O. GORIN, by Deed from RUSSELL A. STANSELL FAMILY LIMITED PARTNERSHIP, dated 07/20/1994, and filed for record on 08/04/1994 in Book 9428, Page 506, Register's Office for Davidson County, Tennessee.

The said ALFRED ALLEN GORIN died testate on 9/11/1999, devising subject property to LEAH G. DELOZIER, A LIFE ESTATE, REMAINDER INTEREST TO THOMAS HARDIN GORIN IN TRUST, as evidenced by the Last Will and Testament of ALFRED ALLEN GORIN filed in Document No.99P1632 in the Probate Court Clerk's Office for Davidson County, Tennessee.

Map & Parcel: 09211037100

This property is known as: 2318 Clifton Ave., Nashville, TN 37205

Together with all the estate and rights of Grantors in the above-described premises.

Grantors covenant as follows:

1. That the premises are free from all encumbrances made by Grantors; and

2. That Grantors will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantors, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

IN WITNESS, the Grantors this date have executed this Special Warranty Deed as Leah G. Delozier, individually, and as Thomas Hardin Gorin, Trustee for the Grandchidren of Alfred Allen Gorin, Deceased, both acting pursuant to a Court Order, dated May 26, 2001, filed in Davidson County, Tennessee.

Leah G. Delozier, Individually

STATE OF
COUNTY OF

On this 11th day of July, 2011, before me, personally appeared Leah G. Delozier, to me known to be the person described above and who, acting pursuant to a Court Order, dated May 26, 2011, executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

GWEN GUNN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires:
06-04-2013

[ADDITIONAL SIGNATURE APPEARING ON NEXT PAGE]

Thomas Hardin Gorin, Trustee

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

On this 7 day of July, 2011, before me, personally appeared Thomas Hardin Gorin, Trustee for the Grandchildren of Alfred Allen Gorin, Deceased, to me known to be the person described above and who, acting pursuant to a Court Order, dated May 26, 2011, executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 9-24-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 335,000.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me on this 8th day of July, 2011.

Affiant

Notary Public

(Seal) W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Michael D. Burns	New Owner
~~109 Allendale Drive~~ 2318 Clifton Ave	
Nashville, TN 37205	