Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fern FitzHenry, unmarried and Susan FitzHenry, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph R. Durst, and Mary K. Durst, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 59 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for said County.

Said easterly 60 feet of Lot No. 59 fronts 60 feet on the northerly margin of Ashwood Avenue and extends back between parallel lines, 185 feet to an alley in the rear.

Being the same property conveyed to Fern FitzHenry and Susan FitzHenry, as joint tenants with right of survivorship by Warranty Deed from Richard Martin Branman, Jr. and wife, Melissa G. Branman dated 11/25/97 of record in Book 10700, Page 362, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2002 Ashwood Avenue, Nashville TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of July, 2011.

Fern FitzHenry

Susan FitzHenry

BILL GARRETT, Davidson County
Trans:T20110043460 DEEDWARR
Recvd: 07/19/11 11:21 2 pgs
Fees:13.00 Taxes:1629.85
20110719-0055135

State of Tennessee)
County of Davidson)

On this 15th day of July, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Fern FitzHenry, unmarried and Susan FitzHenry, unmarried the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-15-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 440,500.00.

Affiant

Sworn and subscribed before me on this the 15th day of July, 2011.

Notary Public

My Commission Expires: _____

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Joseph R. Durst Mary K. Durst 2002 Ashwood Avenue Nashville, TN 37212	Avenue Bank 111 10th Avenue South, Suite 200 Nashville, TN 37203	104-16-57