39-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30109-06-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $790,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Marlowe L. Taylor, Marilyn S. Taylor 1136 Travelers Ridge Drive Nashville, TN 37220	**Send Tax Bills To:** Avenue Bank 111 10th Avenue South, Ste. 200 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 145 070 06600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rex E. Lewis and wife, Susan E. Lewis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marlowe L. Taylor, as Trustee of the Marlowe L. Taylor Declaration of Trust dated November 11, 1993 and Marilyn S. Taylor, as Trustee of the Marilyn S. Taylor Declaration of Trust dated November 11, 1993, as Tenants in Common with a one half (1/2) undivided interest each** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1136 Travelers Ridge Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2011.

Rex E. Lewis

Susan E. Lewis

BILL GARRETT, Davidson County
Trans:T20110043466 DEEDWARR
Recvd: 07/19/11 11:26 2 pgs
Fees:13.00 Taxes:2923.00
20110719-0055143

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rex E. Lewis and Susan E. Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the Revised Plan of Inns of Granny White, of record in Plat Book 6250, page 460, revised in Plat Book 6900, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rex E. Lewis and wife, Susan E. Lewis, by deed dated January 5, 2001, from Adex Partners, a Tennessee general partnership composed of Paul E. Cook and Michael B. McKee, of record in Instrument No. 20010116-0004273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 6566, page 473, amended in Book 8595, page 423, and Instrument No. 20060308-0027157, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Inns of Granny White Homeowners Association of record in Book 8741, page 252, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 460, revised in Book 6900, page 125, Register's Office for Davidson County, Tennessee.
5. Construction and Utility Easement Agreement of record in Instrument No. 20030102-0000114, Register's Office for Davidson County, Tennessee.