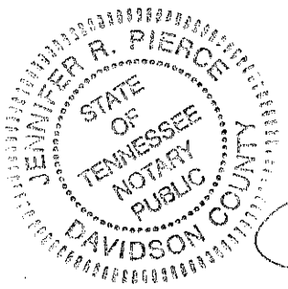
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/10/11 08:07 2 pgs
Fees:13.00 Taxes:251.60
20110810-0061431



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$68,000.00**

Affiant

Subscribed and sworn to before me this 9th day of August, 20 11.

Notary Public
My Commission expires: 1-4-14
(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 309 Finley Drive Trust	SAME	120-13-0-012.00
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, **Edward Russell Rainwater, Executor of the Estate of Charles G. Sutton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 309 Finley Drive Trust, First Jordan, FLP, as Trustee**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the plan of Finley Gardens, of record in Book 2083, page 69, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Finley Drive at the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southeastwardly 146.4 feet to the northwesterly margin of the Avco Spur N.C. & St.L. Railroad right-of-way; thence with the right-of-way, north 59° 53' east 93.2 feet; thence north 2° 45' east 62.7 feet; thence north 87° 30' east 55.6 feet to the corner of lots nos. 9 and 10; thence with the line between said two lots, northwestwardly 112.6 feet to the southeasterly margin of Finnley Drive; thence with said Drive, southwestwardly 113.5 feet to the beginning.

Being the same property conveyed to Charles G. Sutton and wife, Helen Sutton, by deed from Tillmon Cornelius and wife, Betty Cornelius, on July 12, 1955, of record in Book 2450, page 11, Register's Office for Davidson County, Tennessee. The said Helen Sutton having died leaving property to Charles G. Sutton by right of survivorship. Charles G. Sutton died testate on December 30, 2010. His last will and testament was entered into probate on February 11, 2011 at Cause No. 11P-216. Edward Russell Rainwater qualified as Executor of the estate and does hereby execute this deed pursuant to the authority granted to him in aforesaid will.

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 2083, page 69, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2242, page 350, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 523, page 494, Register's Office for Davidson County, Tennessee.

This is improved property known as: **309 Finley Drive, Nashville, TN 37217**

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 August 9, 2011.

The Estate of Charles G. Sutton

By Edward Russell Rainwater, Executor

Clyde Sutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward Russell Rainwater and Clyde Sutton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 9, 2011

My commission expires 8/03/14

Notary Public

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: 8/03/14

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY