THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30171-07-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 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: Alice Bell, Peter D. Little, Jr. 714 Estes Road Nashville, TN 37215	**Send Tax Bills To:** Pinnacle National Bank 150 3rd Avenue South, Ste. 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 116 040 16000

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, **Emory Glen Stone, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter D. Little, Jr. and Alice A. Bell, joint tenants with the right of survivorship** ("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 714 Estes Road, Nashville, TN 37215

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 31st day of August, 2011.

Emory Glen Stone

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Emory Glen Stone**, 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, at office, this 31st day of August, 2011.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110054182 DEEDWARR
Recvd: 09/01/11 11:23 2 pgs
Fees:13.00 Taxes:1587.30
20110901-0067837

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 75 feet of Lot No. 8, Block "I", on the Map of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 feet on the easterly side of Estes Avenue and runs back between parallel lines, along the north margin of a 12 foot alley, 250 feet, more or less, to another alley in the rear.

Being the same property conveyed to Emory Glen Stone, unmarried, by deed dated August 28, 1998, from Helen M. Stillman, a widow, now unmarried, of record in Book 11093, page 781, 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. Map and Parcel No. 116 040 16000.

2. All matters appearing on the Plan of record as Book 332, page 85, Register's Office for Davidson County, Tennessee.