BILL GARRETT, Davidson County
Trans:T20110055279 DEEDWARR
Recvd: 09/07/11 10:43 3 pgs
Fees:18.00 Taxes:536.50
20110907-0069154

Retrn to: Belle Meade Title & Escrow, Company.
Box # 26B

#916

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
The 915 19th Avenue North Land Trust	(NEW OWNER)	Map 092-07-0-
573 Rural Hill Road		Parcel 057.00
Nashville, TN 37217		

This instrument prepared by: Belle Meade Title & Escrow Company, 109 Kenner Avenue, Ste 201, Nashville, TN 37205. This instrument was prepared from information supplied by the parties.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Triune Properties, a Tennessee general partnership,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Suzan Flagg, Trustee of the 915 19th Avenue North Trust dated August 09, 2011, with full power to sell, convey, mortgage, or otherwise encumber without joinder of any beneficiary, (The "Grantee"),** its successors and/or assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of C.R. Badoux's Subdivision of part of Lot 14 of Harding Lytle Tract, of record in Book 161, page 11, said Register's Office.

SAID Lot N. 8 fronts 40 feet on the westerly side of 19th Avenue North formerly Hudson or Walnut Street and runs back with the southwesterly margin of Hermosa Street, 150 feet to an alley and measures 43 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING at a point, said point being the intersection of the present westerly margin of 19th Avenue North and the present southerly margin of Hermosa Street; thence in a southeasterly direction with the present westerly margin of 19th Avenue North for a distance of 20.92 feet, more or less, to a point; thence in a northerly and westerly direction along a curve to the left having a control angle of 79 deg. 51 min. and having a radius of 25. 00 feet for a distance of 34.84 feet; more or less, to a point; said point being the end of curve and lying on the present southerly margin of Hermosa Street; thence in an easterly direction with the present southerly margin of Hermosa Street for a distance of 20.92 feet, more or less, to the point of beginning and containing an area approximately 88 square feet.

Being the same property conveyed to Triune Properties by quitclaim deed dated April 21st, 2005 from Daniel T. Miller and wife, Ligaya Miller of record in Instrument No. 20050421-0044546, said Register's Office.

This conveyance is subject to the following:

1. **2011 Taxes, a lien not yet due and payable.**
2. **Deed of Trust payable to First Magnus Financial Corp. of record in Instrument No. 2050406-0038101, said Register's Office.**
3. **Easements and Metropolitan Letter of record in Book 5450, page 984 and Book 5705, page 78, said Register's Office.**
4. **Any and all matters appearing of record in Plat Book 161, pages 11, said Register's Office.**

This is improved property commonly known as **915 19th Avenue North, Nashville, TN 37208.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

Trustee
Affiant

Subscribed and sworn to before me this 29 day of ~~July~~ Aug, 2011.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary public
My commission expires: 5-11-2015

To Have and to Hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract t make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitation contained herein and in said trust agreement or in some

amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29** day of **July, 2011**.

Triune Properties

By: _____

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Miller and Legaya Miller,

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of July, 2011.

_____
Notary Public
My commission expires:
5-16-2015

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY