BILL GARRETT, Davidson County
Trans:T20110055422 DEEDWARR
Recvd: 09/07/11 13:23 2 pgs
Fees:13.00 Taxes:1073.00
20110907-0069310

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30176
(Davidson County File Box 9-B)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 2011.

NOTARY PUBLIC

My Commission Expires: My Commission Expires: FEB. 19, 2013

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John W. Dinker and Edward M. Dinker 1804 Warfield Drive Nashville, TN 37215	Farmers Bank & Trust 330 Mayfield Circle Ste. C-6 Franklin, TN 37067	13103001700

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

H. RODES HART, JR.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN W. DINKER, UNMARRIED AND EDWARD M. DINKER, UNMARRIED, as tenants in common

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot Nos. 5 and 6 on the Plan of the Subdivision of Phoebe Nicholson Hefts Property, as of record in Minute Book J, Page 293, Chancery Court for said County and part of Lot No. 65 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place of record in Plat Book 421, Pages 118 and 119, Register's Office for said County and being Lot No. 7 in George (incorrectly listed in prior conveyance as Gorge) T. Hicks unrecorded subdivision and described according to a survey by Clyde D. Anderson as follows:

Beginning on the northerly margin of Warfield Drive at the corner of Lot Nos. 6 and 7, said beginning point also being 155.77 feet west of the northwest corner of Warfield Drive and Lone Oak Road; thence with the line between

Lots Nos. 6 and 7, northwardly 188 feet to the south line of Lot No. 3; thence with the line between Lots Nos. 3 and 7 Northwestwardly 52.90 feet; thence westwardly 26.75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots southwardly 215 feet to northerly margin of Warfield Drive; thence with the northerly margin of said Drive eastwardly 68.9 feet to the beginning.

Being the same property conveyed to H. RODES HART, JR., AN INDIVIDUAL, by deed from URBAN LIVING HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20110330-0024463, dated March 10, 2011, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

This improved property is known as 1804 Warfield Drive, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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 our hands this 29 day of August, 2011.

H. Rodes Hart, Jr.

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, H. Rodes Hart, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of August, 2011.

Notary Public

My commission expires: 1.7.2013

JAN L. BACHUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN