BILL GARRETT, Davidson County
Trans:T20110057720 DEEDWARR
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Fees:13.00 Taxes:2405.00
20110916-0072114

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Ste 201
Nashville, TN 37205
Box # 26B
#11-08-14029

26 B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Main Street Trust P.O. Box 160730 Nashville, TN 37216	NEW OWNER	Map 073-01- Parcel 026.100

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ronald Allen Waddle and wife, Nancy F. Waddle,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Main Street Trust, Alison Ellis, Trustee,** (The "Grantee"), Grantee's successors, and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Nos. 15, 16, 17, 18, and 19 on the Map of B.E. Woodard's Subdivision, of a part of the W.J. Tune Land, the Plat of which is of record in Book 974, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot Nos. 15 through 19, inclusive, front together 500 feet on the Northeasterly side of Moss Rose Drive, and run back 395 feet on the Northwesterly line and 408 feet on the Southeasterly line to the low water mark of the Cumberland River, measuring 500 feet, more or less, thereon.

Being the same property conveyed to Ronald Allen Waddle and wife, Nancy F. Waddle by General Warranty Deed from Wellington Enterprises, Ltd., a New York corporation authorized and qualified to do business in Tennessee as Wellington Enterprises, Ltd., Inc., recorded on the 27th day of February, 1987 in Deed Book 7150, Page 885, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011assumed by Grantees.
2. Restrictions of record in Book 974, page 94 and 95, said Register's Office.
3. Easement for flowage of record in Book 2270, page 495, said Register's Office.
4. Flow of waters of the Cumberland River and rights of public therein.
5. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.
6. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.
7. Any and all matters appearing on the Plan of record in Book 974, pages 94 and 95, said Register's Office.

This is improved real property commonly known as: **3940 Moss Rose Drive, Nashville, TN 37216.**

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $650,000.00) Allison Ellis)
( )

Affiant

Notary Public My commission expires: _____

ROBERT JOHN HOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of September, 2011.

Ronald Allen Waddle

Ronald Allen Waddle

Nancy F. Waddle

Nancy F. Waddle

Before me, the undersigned of the state and county mentioned, personally appeared Ronald Allen Waddle and Nancy F. Waddle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that THEY execute the foregoing instrument.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of September, 2011.

Notary Public My commission expires: _____

ROBERT JOHN HOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013