BOX 10-B

BILL GARRETT, Davidson County
Trans:T20110057950 DEEDWARR
Recvd: 09/19/11 10:52 2 pgs
Fees:13.00 Taxes:277.13
20110919-0072357

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF SEPTEMBER, 2011.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEREMY J. JOSEPH	**WELLS FARGO BANK, N.A.**	**072-05-0-089.00**
(NAME) **914 THOMAS AVENUE**	(NAME) **10401 DEERWOOD PARK BLVD., BLDG. 1, 4TH FLOOR**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **JACKSONVILLE, FL 32256-0505**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARY FRANCES DRAKE, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY J. JOSEPH, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Revision of part of Casper Zopfi's Land, of record in Plat Book 2083, page 42, Register's Office for said County, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mary Frances Drake, unmarried, by deed from Christina M. Murray, unmarried, of record as Instrument No. 20100820-0066039, dated August 18, 2010, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Mary Frances Drake being recorded simultaneously herewith as Instrument No. 20110919-0072356, said Register's Office.

Unimproved ( )
This is improved(X) property, known as 914 THOMAS AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 16th day of September, 2011.

Mary Frances Drake by David B. Drake attorney-in-fact

MARY FRANCES DRAKE
BY: DAVID B. DRAKE, ATTORNEY IN FACT FOR
MARY FRANCES DRAKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2011, before me personally appeared David B. Drake, Attorney-in-Fact for Mary Frances Drake, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Frances Drake, and who acknowledged that he executed the same as the free act and deed of Mary Frances Drake.

Witness my hand and official seal at office this 16th day of September, 2011.

Deborah J. Cohen
Notary Public

My commission expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN