WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and Sworn to before me, this 20th day of September, 2011.

Notary Public

My commission expires:
1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110058261 DEEDWARR
Recvd: 09/20/11 10:28 2 pgs
Fees:13.00 Taxes:703.00
20110920-0072712

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Alan Bryant Minchew Laura Burt Minchew 1163 Cross Creek Dr. Franklin TN 37067	Same	10513025000

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathleen E. Gordon, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Alan Bryant Minchew and Laura Burt Minchew, as tenants in common with no rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 37 on the Plan of W. S. Duckworth' Addition to Nashville, as of record in Book 57, page 83, Register's Office for said County.

Said Lot No. 37 fronts 50 feet on the westerly side of Tenth Avenue South, formerly Pomeroy Avenue, and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to George M. Gordon and wife, Kathleen E. Gordon by deed from Charles Howard Mason and wife, Louise V. Mason of record in Book 3806, page 501, Register's Office for Davidson County, Tennessee. The said George M. Gordon having since died 2/19/05 and the property vested in Kathleen E. Gordon by estate by the entireties.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 57, Page 83, said Register's Office.

This is (x) improved ( ) unimproved property known as 2217 10th Avenue South, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 20th day of September, 2011.

Kathleen E. Gordon

Kathleen E. Gordon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kathleen E. Gordon** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 20th day of September, 2011.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY