WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30460
(Davidson County File Box 9-B)

AT-20110112

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires:

ELIZABETH L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aubrey B. Harwell, Jr., Trustee	New Owner	116 160 05700
150 Fourth Ave. No. Ste. 2000		
Nashville, TN 37219		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Evelyn S. Lunsford, widow and E. Steven Lunsford, married, as tenants in common with right of survivorship, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Aubrey B. Harwell, Jr., Trustee, "with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary" hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Part 1, Evergreen Heights, of record in Plat Book 1130, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Evelyn S. Lunsford and E. Steven Lunsford, as tenants in common with the right of survivorship, by deed dated March 27, 2006, from Michael J. Philbin, Trustee, of record in Instrument No. 20060516-0057042, recorded in Instrument No. 20060525-0061393, Register's Office for Davidson County, Tennessee.

Caroline H. Beaver ~~Lunsford~~ joins in this conveyance to convey any and all marital rights and interest in above described property she may have.

( ) **unimproved**
This is (X) improved property known as 4015 Estes Road, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this

Evelyn S. Lunsford
By E. Steven Lunsford, Attorney in Fact

E. Steven Lunsford

Caroline Beaver ~~Lunsford~~

BILL GARRETT, Davidson County
Trans:T20110062722 DEEDWARR
Recvd: 10/07/11 12:24 2 pgs
Fees:13.00 Taxes:1254.30
20111007-0078162

STATE OF Tennessee

COUNTY OF

Personally appeared before me, Angie McClanahan a Notary Public within and for said County and State aforesaid, personally appeared E. Steven Lunsford, with whom I am personally acquainted and who upon his oaths acknowledged herself to be the Attorney in Fact for Evelyn S. Lunsford, and as such Attorney in Fact he executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney and is authorized by Evelyn S. Lunsford to execute this instrument on behalf of Evelyn S. Lunsford.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of October, 2011.

Angie McClanahan
Notary Public

My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee

COUNTY OF

Personally appeared before me, Angie McClanahan a Notary Public in and for said County and State, the within named E. Steven Lunsford, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of October, 2011.

Angie McClanahan
Notary Public

My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF Tennessee

COUNTY OF

Personally appeared before me, Angie McClanahan a Notary Public in and for said County and State, the within named Caroline H. Beaver, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of October, 2011.

Angie McClanahan
Notary Public

My Commission Expires: 7-3-12

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN