This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL: 091-13-169.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Robert E. Atkins and Robin R. Atkins
418 American RD.
Nashville, TN 37209

SEND TAX BILLS TO:
Mortgage Loan Servicing
Dept. 2520, P.O. Box 2153
Birmingham, AL 35287

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **OLIVIA JEAN ADCOCK, A/K/A OLIVIA JEAN FOLLETT ADCOCK, OLIVER STOWELL FOLLETT JR, CELIA ANN FOLLETT TROTTER F/K/A CELIA ANN FOLLETT NORMAN AND ELLEN ELIZABETH FOLLETT CUNNINGHAM AS HEIRS OF DOROTHY LOUISE MYERS RAWLES** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ROBERT E. ATKINS AND wife, ROBIN R. ATKINS** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, pages 2 - 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to H.E. Myers by deed from John C. Cunningham and wife Wyona P. Cunningham of record in Book 2879, page 561, Register's Office for Davidson County, Tennessee, dated March 5, 1959. The said H. E. Myers having since died. See Affidavit of Heirship of record in Instrument No. 20111011-0078977 in the Register's Office for Davidson County, Tennessee. And being the same property conveyed to Olivia Jean Adcock and Dorothy Louise Myers Rawles by Quitclaim Deed from Dorothy Louise Myers k/n/a Dorothy Louise Myers Rawles of record in Instrument 200208210101160, Register's Office for Davidson County, Tennessee, dated August 12, 2002. The said Dorothy Louise Myers Rawles having since died.

THIS CONVEYANCE IS SUBJECT TO:

Restrictions of record in Book 1631, Page 193 and Book 1788, page 512 and Book 2638, page 490, in the Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 418 American Rd, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20110063367 DEEDWARR
Recvd: 10/11/11 12:44 5 pgs
Fees:28.00 Taxes:481.00
20111011-0078979

The undersigned further covenants and binds themselves , their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23 day of September, 2011.

Olivia Jean Follett Adcock by William P. Adcock attorney in fact

Olivia Jean Follett Adcock by William P. Adcock as attorney in fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William P. Adcock**, 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 in behalf of **Olivia Jean Follett Adcock**, the within bargainor, and acknowledged that he executed the same as the free act and deed of the said **Olivia Jean Follett Adcock** and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same **Olivia Jean Follett Adcock**, and of record in Instrument No. 20111011-0078978 , of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this the 23 day of September, 2011

Annemarie Cain
NOTARY PUBLIC

My Commission Expires: 2.17.14

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15TH day of September, 2011.

Oliver Stowell Follett, Jr

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Oliver Stowell Follett 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 he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15th day of September, 2011.

GRADY PERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 17 August 2015

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16 day of September, 2011.

Celia Ann Follett Trotter

STATE OF TENNESSEE COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Celia Ann Follett Trotter 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16 day of September, 2011.

NOTARY PUBLIC

My Commission Expires: March 18, 2012

ALICIA B. SCHNABEL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16th day of September, 2011.

Ellen Elizabeth Follett Cunningham

Ellen Elizabeth Follett Cunningham

STATE OF TENNESSEE COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ellen Elizabeth Follett Cunningham 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16 day of September, 2011.

Richard C. Pl

NOTARY PUBLIC

My Commission Expires: 7-7-2015

RICHARD C. PLUMLEY NOTARY PUBLIC STATE OF TENNESSEE KNOX COUNTY Exp. 7-7-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23 day of September, 2011.

NOTARY PUBLIC

My Commission Expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013