THIS INSTRUMENT PREPARED BY & RETURN TO:
Keystone Title Inc.
264 Mallory Station Rd. St. 11
Franklin, TN 37064

BILL GARRETT, Davidson County
Trans:T20110064915 DEEDWARR
Recvd: 10/18/11 08:23 2 pgs
Fees:13.00 Taxes:259.00
20111018-0080763

Address New Owner(s)
John D German
411 Brownstone St.
Old Hickory, Tn. 37138

Send Tax Bills To:
John D. German
411 Brownstone St.
Old Hickory, Tn. 37138

Map & Parcel Nos.:
083-11-0-088.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **27th day of September, 2011**, by and between **Shana Lynn Douglas and Russell James Douglas, heirs at law of Blanche E. Douglas**, party of the first part, and **John D German, unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **SEVENTY THOUSAND AND 00/100 DOLLARS ($70,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No.12 on the Plan of Eastland Acres, Section I, as of record in Book 2133, page 103, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Barclay Drive at the corner of Lots 12 and 48; thence with the margin margin of said Drive westerly 105 feet to a concrete monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.3 feet to a concrete monument in the easterly margin if Newhall Drive; thence northerly along said drive 95 feet to a corner of Lots 12 and 13; thence with the line between said lots easterly 130 feet to a corner of Lots 12,13 and 48; thence southerly along the line between Lots 12 and 48, 119.8 feet to the beginning.

Being the same property conveyed to James D. Douglas and wife, Blanche E. Douglas, by Warranty Deed from Charles R. Hazelwood and wife, Mary K. Hazelwood, of record in Book No. 2437, page 353, dated 6/17/1955 and recorded 6/21/1955, Register's Office for Davidson County, Tennessee.

James D Douglas preceded BlancheE Douglas in death on March 9th, 1992. Blanche E Douglas died June 19, 2011. Affidavit of Heiship recorded in Instr # * ROD, Davidson Co, TN

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

* 20111018008076 2

Shana Lynn Douglas and James Russell Douglas, heirs at law of Blanche E. Douglas

Shana Lynn Douglas, Adminstratrix of the Estate

Shana Lynn Douglas

James Russell Douglas

STATE OF TENNESSEE, COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shana Lynn Douglas, Adminstratrix of the Estate,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 27 **day of** Sept, **20**11.

My commission expires: 4/4/2014

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shana Lynn Douglas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 27 **day of** Sept, **20**11.

My commission expires: 4/4/2014

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Russell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.
WITNESS my hand and Notarial Seal at office this 27 **day of** Sept, **20**11.

My commission expires: 4/4/2014

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$70,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 27 **day of** Sept, **20**11.

DeAnna Gwyn
Notary Public

My commission expires: 4/4/2014

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
801 New Hall Drive
Nashville, TN 37206