WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/11 14:16 2 pgs
Fees:13.00 Taxes:148.00
20111019-0081468

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of October, 2011.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ralph Murphey White	SAME	071-08-0-236.00
3959 Martins Chapel Road		
Springfield, TN 37172		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Clara M. Law**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ralph Murphey White**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 59 on the plan of Section 1, Joywood Heights, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, June 12, 1946, as follows:

Beginning on the southeasterly margin of Wesley Avenue at the corner of Lots nos. 58 and 59; thence with the line between said two lots, southeastwardly 149.3 feet to the northerly line of Lot No.18; thence with the northerly line of Lots Nos. 18, 17 and 16, westwardly 163.4 feet to the easterly margin of Jones Avenue; thence with the easterly margin of Jones Avenue and the southeasterly margin of Wesley Avenue northeastwardly 153.4 feet to the beginning.

Being the same property conveyed to Fred U. Law and wife, Clara M. Law, by deed from Mary Helen Smith Preston and Alfred Preston, on April 20, 1992, of record in Book 8611, page 577, Register's Office for Davidson County, Tennessee. The said Fred U. Law having died, leaving property to Clara M. Law by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 91, Register's Office Davidson County, Tennessee.
- Possible encroachment of building (garage-shop) on adjoining church property.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **500 Wesley Avenue, Nashville, TN 37207**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this October 13, 2011.

Clara M. Law
Clara M. Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clara M. Law** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 13, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY