WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/11 12:19 5 pgs
Fees:28.00 Taxes:580.90
20111020-0081715

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,000.00.**

Monica Edwards
Affiant

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

Subscribed and sworn to before me this 19th 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:
William H. Smallman	SAME	118-01-0-263.00
P.O. Box 158444		
Nashville, TN 37215		

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, **Jerry Yeargin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William H. Smallman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 23 fronts 50 feet on the southerly margin of Caruthers Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sam R. Watkins by Deed of record in Book 4465, page 224, Register's Office for Davidson County, Tennessee. And being the same property vesting in Oadis Gayla Watkins-Yeargin, Samuel Robert Watkins, Jr., Anthony Robert Watkins, Michael henry Watkins and Sherrod Eugene Watkins, as the heirs-at-law of Samuel Robert Watkins as evidenced by Order of record in Minute Book 347, page 183, Office of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 92071, dated December 9, 1990. Oadis Gayla Watkins -Yeargin having died intestate on April 26, 2000 leaving as her only heirs-at-law, Jerry Yeargin, spouse and Jerry Winston Yeargin, son. Affidavit of Heirship of record in Instrument Number 20100802-0060431, said Register's Office. And further conveyed to Jerry Yeargin by Quitclaim Deed from Sherrod Eugene Watkins and Jerry Winston Yeargin to Jerry Yeargin of record in Instrument Number 20100802-0060432, said Register's Office. Jerry Yeargin being authorized to convey property on behalf of all parties of interest by Order of the Chancery Court of Davidson County and attached hereto as Exhibit "A".

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 57, page 93, Register's Office Davidson County, Tennessee.

This is improved property known as: **911 Caruthers Avenue, Nashville, TN 37204**

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 14, 2011.

Jerry Yeargin
Jerry Yeargin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this October 14, 2011

My commission expires 7/6/15

Notary Public

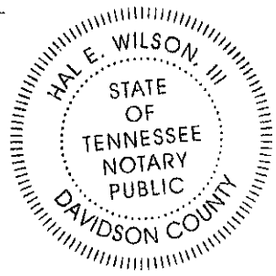


Exhibit A

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

RECEIVED
SEP 30 2011
Dav. Co. Chancery Court

JERRY YEARGIN, Plaintiff,	)	
v.	)	No. 10-1400-I
SAMUEL ROBERT WATKINS, JR., ANTHONY ROBERT WATKINS and MICHAEL HENRY WATKINS, Defendants.	)	

FILED
2011 OCT -6 PM 3:07
DAVIDSON CO. CHANCERY COURT

ORDER APPROVING PURCHASE AND SALE AGREEMENT AND AUTHORIZING PLAINTIFF TO IMMEDIATELY EXECUTE DOCUMENTS AND INSTRUMENTS ON BEHALF OF ALL PARTIES IN INTEREST TO EFFECTUATE SELL

This cause came to be heard on the 30th day of September, 2011, before the Honorable Claudia C. Bonnyman, Chancellor, upon motion of Plaintiff requesting that the Purchase and Sale Agreement offered by William Smallman for the purchase price of $157,000.00 be approved. The Plaintiff further requests that an order be entered authorizing him to execute all necessary instruments and documents to immediately effectuate transfer and conveyance of said Purchase and Sale Agreement on behalf of all parties in interest to the subject real estate located at 911 Caruthers Avenue, Nashville, Tennessee. Following statements of counsel for the Plaintiff, review of the Purchase and Sale Agreement and the record as a whole, including, the Report of Master for which no objections were filed, the Honorable Court finds as follows and so **ORDERS**:

1. The Purchase and Sale Agreement submitted by William Smallman for the amount of $157,000.00 is fair, reasonable and beneficial to the parties and is therefore approved.

2. The Plaintiff is authorized, on behalf of all parties in

interest, to immediately execute all necessary instruments and documents to effectuate transfer and conveyance of the following subject real estate located at 911 Caruthers Avenue, Nashville, Tennessee, to William Smallman in accordance with said Purchase and Sale Agreement:

> **LAND** in Davidson County, Tennessee, being Lot No. 23 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 23 fronts 50 feet on the southerly margin of Caruthers Avenue and extends back between parallel lines 170 feet to an alley.
>
> **BEING** the same property conveyed to Sam R. Watkins by deed from Percy Wilkins, Jr., Trustee, of record in Book 4465, Page 224, Register's Office for Davidson County, Tennessee; **AND** being the same property vesting in Oadis Gayla Watkins-Yeargin, Samuel Robert Watkins, Jr., Anthony Robert Watkins, Michael Henry Watkins and Sherrod Eugene Watkins, as the heirs-at-law of Samuel Robert Watkins as evidenced by Order of record in Minute Book 347, Page 183, Office of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 92071, entering December 9, 1990; **AND** being the same property vesting in Jerry Yeargin and Jerry Winston Yeargin, as the heirs-at-law of Oadis Gayla Watkins-Yeargin, as evidenced by Affidavit of Heirship of record as Instrument #20100802-0060431, Register's Office for Davidson County, Tennessee; **AND** being the same property conveyed to Jerry Yeargin by deed from Sherrod Eugene Watkins and Jerry Winston Yeargin, of record as Instrument #20100802-0060432, Register's Office for Davidson County, Tennessee.

3. All sale proceeds shall be made payable to the Clerk & Master of Davidson County, Tennessee and deposited in her office immediately following closing.

CLAUDIA C. BONNYMAN, CHANCELLOR
CHANCERY COURT, PART I

Submitted for Entry:

Monica D. Edwards

Monica D. Edwards BPR# 012626
Attorney for Plaintiff
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been mailed to the last know address of Mr. Samuel Robert Watkins, Jr., 4925 Coburn Drive, Indianapolis, IN 46208, Mr. Michael Henry Watkins, 3519 E. 39th Street, Indianapolis, IN 46205 and Mr. Anthony Robert Watkins, 4925 Coburn Drive, Indianapolis, IN 46208 by depositing a copy of same in the United States mail, postage pre-paid, on this 30th day of September, 2011.

Monica D. Edwards
Monica D. Edwards

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