WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

R-FSBO-11-919

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans: T20110066806 DEEDWARR
Recvd: 10/25/11 14:42 2 pgs
Fees: 13.00 Taxes: 55.50

20111025-0083040

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Laurie S. Oldham	Brighter Days Trust	
919 Day Street	(NAME) 219 Robin Hill Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37205	70-7-194.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we THELMA HARDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIGHTER DAYS TRUST, LAURIE OLDHAM, TRUSTEE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE BOUNDED ON THE SOUTH BY THE NORTHERLY MARGIN OF DAY STREET, LYING GENERALLY EAST OF OLD BUENA VISTA ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF DAY STREET, SAID POINT BEING LOCATED 490.2 FEET FROM AN EXISTING IRON PIN AT THE INTERSECTION OF THE EASTERLY MARGIN OF OLD BURNA VISTA ROAD AND THE NORTHERLY MARGIN OF DAY STREET;

THENCE, WITH A NEW LINE, NORTH 15 DEGREES 46' 48" WEST, 128.24 FEET; THENCE WITH A NEW LINE, NORTH 74 DEGREES 14'25" EAST, 76.11 FEET; THENCE, WITH A NEW LINE, SOUTH 15 DEGREES 46' 48" EAST, 49.53 FEET; THENCE, WITH A NEW LINE, NORTH 81 DEGREES 00' 27" EAST, 58.62 FEET; THENCE WITH A NEW LINE, SOUTH 9 DEGREES 30' 01" EAST, 90.41 FEET TO A POINT IN THE NORTHERLY MARGIN OF DAY STREET, SAID POINT BEING LOCATED SOUTH 82 DEGREES 30'00" WEST, 54.62 FEET OF AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF THE ALLISON & BETTY DAWKINS PROPERTY, AS OF RECORD IN INSTRUMENT NUMBER 20040311-0028065, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, WITH THE NORTHERLY MARGIN OF DAY STREET, SOUTH 82 DEGREES 20' 00" WEST, 125.74 FEET TO THE POINT OF BEGINNING. CONTAINING 15,000 SQUARE FEET OR 0.344 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED ARE THOSE CERTAIN LANDS CONVEYED TO JEREMY G. HARDY, UNMARRIED BY INSTRUMENT FILED OF RECORD AS INSTRUMENT NUMBER 20070308-0028613, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 27, 2007.

BEING PART OF THE SAME PROPERTY CONVEYED TO THELMA HARDY BY DEED FROM ALLISON DAWKINS AND BETTY DAWKINS OF RECORD IN INSTRUMENT NUMBER 20060508-0053731, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 5, 2006.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 919 Day Street, Nashville, Tennessee 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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(S), 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 19th day of October, 2011.

Thelma Hardy

Thelma Hardy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thelma Hardy, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903