THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 925,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2011 Notary Public MY COMMISSION EXPIRES: 7-2-12 (AFFIX SEAL)

YVETTE LYNN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 11/03/11 16:20 2 pgs
Fees:13.00 Taxes:3422.50
20111103-0085989

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Hallworth	Same As New Owner	MAP 130-11
4423 Wayland Drive		PARCEL 120
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bank of Tennessee**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Hallworth and wife, Charlotte M. Hallworth**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being all of Lot No. 3 except a small triangle out of the southeast corner thereof on the plan of Hycrest Acres as of record in Book 2133 page 5, Registers office for Davidson County, Tennessee and described as follows:

Beginning at a point in the westerly margin of Wayland Drive, 12 feet North of the common corner of Lots number 3 and 4; thence North 87 deg. 33 min. West 217.5 feet to a concrete monument in the line between Lots number 3 and 4; thence with the line between said Lots South 88 deg. 55 min. west 421 feet to a point; thence northerly 60 feet to the common westerly corner of Lots number 2 and 3; thence with the line between said lots North 87 deg. 03 min. East 404.9 feet and North 63 deg. 02 min. East 215.3 feet to the westerly margin of Wayland Drive; thence with the margin of Wayland Drive southeasterly 26 feet to a concrete monument and continuing with the same, southerly along a slight curve 85.17 feet to another concrete monument, and continuing with the same southerly 71 feet to another concrete monument, and continuing with the same southerly 23.1 feet to the beginning.

Being the same property conveyed to the Bank of Tennessee by deed from Brock Smith and Wayne Smith of record in Instrument No. 20100618-0047575, Registers Office for Davidson County, Tennessee, dated May 26, 2010. And being the same property conveyed to Brock Smith and Wayne Smith by deed from David Matthew Cowan and wife Mary L. Cowan of record in Instrument No. 20060807-0096405, Registers Office for Davidson County, Tennessee dated July 27, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4423 Wayland Drive, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this the 28th day of October, 2011.

Bank of Tennessee

BY: Benjamin Mercer SVP

BENJAMIN MERCER,
Senior Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared BENJAMIN MERCER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice-President of the maker, **Bank of Tennessee**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 28th day of October, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

True Copy Certification

I, Yvette Meldrum, 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.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/16/2013

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-16-2013