THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$16,000.00**.

Affiant

Sworn to and subscribed before me this 8 day of November, 2011

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110071870 DEEDWARR
Recvd: 11/14/11 15:53 2 pgs
Fees:13.00 Taxes:59.20
20111114-0088970

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Eugene Nelson	Same	09102021000
3701 Meadowbrook Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark A. Raines, Executor of the Estate of Electra Raines, deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Eugene Nelson**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 45 feet on Lot No. 1, Block 14, on the Map of Cherokee Park, a part of which is of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, but said Lot No. 1, being in the part of said Plan, which is not of record.

Said part of said Lot fronts 45 feet on the northerly side of Pennsylvania Avenue, and runs back between parallel lines, along the westerly margin of 60th Avenue, North, 150 feet to an alley in the rear.

Being the same property conveyed to James H. Raines and wife, Electer Raines, by deed from Claude F. Donnell and wife, Ethel C. Donnell, of record in Book 4452, page 838, Register's Office for Davidson County, Tennessee, the said Electer Raines having since died and having been predeceased by James H. Raines.

It is understood and agreed that Electer Raines and Electra Raines are one in the same person.

Authority to execute this deed of conveyance is granted by order of the 7th Circuit (Probate) Court for Davidson County, Tennessee, of record in Instrument No. 20111114008896 9, Register's Office for Davidson County, Tennessee

This is property known as 1600 Pennsylvania Avenue, Nashville, TN 37209.

Said property is purchased AS IS and WHERE IS, with no warranties being made by Grantor as to the condition of said property.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 this 8 day of November, 2011.

Mark A. Raines

MARK A RAINES, Executor of the Estate of Electra Raines

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Mark A. Raines,** Executor of the Estate of Electra Raines, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of November, 2011.

ROBERT E. LANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14