ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO
Truitt C. Ellis Carrie C. Ellis Kathleen E. Pennington	New Owner	10406008500

4421 Shepard Place
Nashville, TN 37205

Prepared by and return to:
Weldon B. White, Jr.,
Attorney at Law,
109 Kenner Ave., Suite 201,
Nashville, Tennessee, 37205.

BILL GARRETT, Davidson County
Trans:T20110076981 DEEDWARRSP
Recvd: 12/06/11 10:40 4 pgs
Fees:23.00 Taxes:888.00
20111206-0095012

SPECIAL WARRANTY D E E D

For and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Suiter Reynolds "Grantor") does hereby bargain sell, transfer and convey unto Truitt C. Ellis and wife, Carrie C. Ellis a 50% tenant in common interest and Kathleen E. Pennnington a 50% tenant in common interest (hereinafter referred to as the "Grantees") in the following described real estate located in Davidson County, Tennessee:

See Exhibit A

Being the same property conveyed to Grantor and her husband, Joe Reynolds, now deceased, by deeds recorded in Book 5085, page 733 and Book 6826, page 978, Register's Office for Davidson County, Tennessee.

The description is according to a survey by Cherry Land Surveying, Inc. dated November 29, 2011.

The street address for this property is 206 Fairfax Avenue, Nashville TN 37205.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value whichever is greater for this transfer is $240,000.00.

Kathleen G. Cunningham
Affiant

(Subscribed and sworn to before me
(this 2nd day of Dec. 2011.

Notary Public

(My Commission Expires: 11/25/13

To have and to hold said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

Grantor covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming by or through Grantor but not further or otherwise.

This conveyance is made subject to all matters as shown on the Plan of Bransford Realty Company's West End Heights Subdivision in Plat Book 332, pages 124 and 125 and Easement for the Construction and Maintenance of an Electric Power Transmission Line and Underground Sanitary Sewers in Deed Book 4724, page 687, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this deed this 2nd day of December, 2011.

Elizabeth Suiter Reynolds
Elizabeth Suiter Reynolds

By: Cheryl R. Dyer
Cheryl R. Dyer
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2011, before me personally Cheryl R. Dyer, Attorney in Fact for Elizabeth Suiter Reynolds personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it for the purposes therein contained.

Candace Holloran
Notary Public

My Commission Expires: 5-21-15

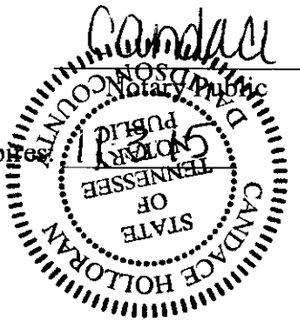


Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described hereon;

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Fairfax Avenue, and the easterly right-of-way line of Interstate 440;

Thence leaving the northerly right-of-way line of Fairfax Avenue with the easterly right-of-way line of Interstate 440, North 10 deg 54 min 00 sec West, 46.00 feet to an iron rod set;

Thence North 39 deg 56 min 00 sec East, 155.30 feet to an existing right-of-way monument, in the southerly property line of O.I.C. Continental Condo, as of record in Plat Book 5200, Page 399, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Interstate 440, with the southerly property line of O.I.C. Continental Condo, South 50 deg 41 min 00 sec East, 50.00 feet to an iron rod set at the intersection with the westerly and northerly right-of-way line of Alley Number 803;

Thence leaving the northerly right-of-way line of Alley Number 803 with the westerly right-of-way line of Alley Number 803 South 39 deg 56 min 00 sec West, 186.83 feet to an iron rod set at the intersection with the northerly right-of-way line of Fairfax Avenue;

Thence leaving the westerly right-of-way line of Alley Number 803, with the northerly right-of-way line of Fairfax Avenue, with a curve to the left, along an arc length of 14.46 feet, the central angle of which is 00 deg 42 min 17 sec, the radius of which is 1175.92 feet, the chord of which is North 42 deg 21 min 25 sec West, 14.46 feet to the POINT OF BEGINNING. Containing 8,726 square feet or 0.200 acres more or less.

Being the same property conveyed to Joe & Elizabeth S. Reynolds, as of record in Deed Book 6826, Page 978, at the Register's Office for Davidson County, Tennessee.