THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Selina Harris
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 11-1099

BILL GARRETT, Davidson County
Trans:T20110082824 DEEDWARR
Recvd: 12/30/11 13:04 2 pgs
Fees:13.00 Taxes:573.50
20111230-0102256

Property Address:
1011 15th Avenue S., Nashville, TN 37212
105.01-0-154.00

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Rufus Evans**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Paul Edward Martin**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Lot No. 49 in the B.F. Shields Heirs Addition to Nashville, a Plan of which is recorded in Book 57, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot 49 fronts 50 ½ feet on the westerly side of 15th Avenue South (formerly Bowles Street) and extends back westerly between parellel lines 140.6 feet more or less to an alley.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Donzaleigh L. Evans, unmarried now known as Donzaleigh L. Brooks a, dated June 24, 2008, and recorded July 8, 2006, in the Register of Deeds for the County of Davidson, as Document No. 20080708-0070154.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2011 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 13th day of December, 2011.

Rufus Evans {Seal}
Rufus Evans

Nannie Evans
Nannie Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of December, 2011, before me the undersigned officer, personally appeared Rufus Evans and Nannie Evans, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Rufus Evans
Nannie Evans

Grantee's Name, Address, Phone:
Paul Edward Martin
1011 15th Ave S.
Nashville, TN 37212

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $155,000.00

Subscribed and sworn before me this the 13th day of December, 2011.

Affiant

(Affix Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

Notary Public