BILL GARRETT, Davidson County
Trans:T20120000155 DEEDWARR
Recvd: 01/03/12 10:56 2 pgs
Fees:13.00 Taxes:451.40
20120103-0000207

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Eugene Nelson
3701 Meadowbrook Avenue
Nashville, TN 37205

SEND TAX BILL TO:
SAME

MORTGAGEE:

MAP/PARCEL:
09111005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carl P. Mayfield, married,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **Eugene Nelson, unmarried,** hereinafter called the "GRANTEE," his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot Nos. 1001 and 1003 of Block No. 165, Plan No. 1, West Nashville, according to plat and survey of same appearing of record in Book 57, page 74, and Book 57, page 75, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to W. E. Meador and wife, Elsie Meador, (incorrectly conveyed as "Meadors") by deed of record in Book 2282, page 249, said Register's Office. The said W. E. Meador died November 7, 1977, leaving Elsie Meador (a/k/a Elsie Meador Carpenter), as surviving tenant by the entireties. The said Elsie Meador Carpenter died testate on July 15, 2011. Per the terms of her Last Will and Testament of record at Docket No. 11P1188, County Court Clerk's Office, Davidson County Probate Court, the decedent devised the captioned property to her son, Carl P. Mayfield, the undersigned.

The captioned property is subject to matters of plat as disclosed of record in Book 57, page 74, and Book 57, page 75, said Register's Office, and to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

The captioned property is not now, nor has ever been, the principal residence of Grantor or his spouse.

This is improved property known as 5100 Illinois Avenue, Nashville, Davidson County, Tennessee.

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

I, Carl P. Mayfield, Executor of the Estate of Elsie Meador Carpenter, hereby join in this conveyance for the purpose of releasing the interest, if any, of said Estate in and to the captioned property.

WITNESS my hand this the 29th day of December, 2011.

Estate of Elsie Meador Carpenter

By: _____
Carl P. Mayfield, Executor

_____
Carl P. Mayfield, Individually

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Carl P. Mayfield,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **Executor of the Estate of Elsie Meador Carpenter, deceased**, the within named bargainor, and that he as such Executor, having the authority so to do, executed the foregoing (Warranty Deed) instrument for the purposes therein contained, as Executor.

WITNESS MY HAND, and official seal at office in Murfreesboro, Tennessee, this the 29th day of December, 2011.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

_____
Notary Public

My Commission Expires:
8/18/12

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Carl P. Mayfield,** with whom I am personally acquainted, and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 29th day of December, 2011.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

_____
Notary Public

My Commission Expires:
8/18/12

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$122,000.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 29TH day of December, 2011.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

_____
NOTARY PUBLIC
My Commission Expires 8/18/12