BILL GARRETT, Davidson County
Trans:T20120001512 DEEDWARR
Recvd: 01/06/12 13:50 2 pgs
Fees:13.00 Taxes:222.00
20120106-0001704

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11121678

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $60,000.00.

Affiant

Subscribed and sworn to before me, this30th day of December, 2011.

Notary Public
My Commission Expires: July 25 2012

CAROL L. McARTHUR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 25, 2012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael E. Roberts 9007 Hester Beasley Road Nashville TN 37221	New Owner	Tax Parcel ID No. 16800010800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Debra King, Ethel Capps, Pamela Hatcher and John Goldtrap ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to Michael E. Roberts, unmarried ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Lonie Howell Heirs property as recorded in Deed Book 1102, Page 286, Deed Book 5723, Page 678, and Deed Book 7896, Page 858, bounded on the South by Hester Beasley Road, West by Claxton, North by Tract H, East by Tract B, and being referred to for the purposes of this Deed as Tract A and more particularly described as follows:

Beginning at an iron rod on the Northerly margin of Hester Beasley Road at the Southwest corner of the tract herein described, also the Southeast corner of Claxton as recorded in Deed Book 4754, Page 445; thence,

Leaving the road along the Easterly line of Claxton N10° 07'20"W 796.40 feet to an iron rod; thence,

Along a new division line with Tract H S65° 52'E passing through an iron rod at 213.72 feet, in all 238.72 feet to a spike in the center of a 50-foot easement road passing through the tract herein described; thence,

Continuing along a new division line with Tract B S18° 38'40"E leaving the easement 488.85 feet to an iron rod on the Northerly margin of Hester Beasley Road at the Southeast corner of the 50-foot easement; thence,

Along said margin S63° 30'W 116.00 feet; with a curve to the left having a radius of 243.50 feet, length of 223.11 feet, and chord of S 37° 15'W 215.39 feet to the beginning, containing 3.23 acres, more or less, subject to and served by a 50-foot ingress-egress easement passing through the central portion of the tract herein described, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated August 20, 2002.

Being the same property conveyed by Executor's Deed of Partition between Tenants in Common from Margie Binkley and Eunice Campbell, co-Executors to Frances Goldtrap as recorded on the 23rd day of October, 2002 in Instrument No. 20021023-0130049 and Quitclaim Deed from Margie Binkley, J. A. Howell, Eunice Campbell, Johnny Howell, Kathleen Maxedon and Elmer Howell to Frances Goldtrap as recorded on the 30th day of October, 2002 in Instrument No. 20021030-0132777, in the Register's Office of Davidson County, Tennessee.

(Etta) Frances Goldtrap having died on August 24, 2011 in Nashville, Tennessee. Order Admitting Holographic Will to Probate filed on November 3, 2010 in the Seventh Circuit Court for Davidson County, Tennessee signed by Judge Randy Kennedy, Probate Case No. 10P-1540. Said Last Will and Testament dated April 18, 2007 devised property upon death to Debra King, Ethel Capps, Pamela Hatcher and John (Christopher) Goldtrap.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Easement for ingress-egress, recorded in Instrument Nos. 20021023-0130049 and 20021030-0132777.

This is improved property located at 9007 Hester Beasley Road Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2011.

Debra King
Debra King

Ethel Capps by Debra King Attys-in-fact
Ethel Capps, by Debra King her attorney-in- fact

Pamela Hatcher by Debra King Attys-in-fact
Pamela Hatcher, by Debra King her attorney in fact

John Goldtrap by Debra King Attys-in-fact
John Goldtrap, Debra King his attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debra King,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Ethel Capps, Pamela Hatcher and John Goldtrap,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of December, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014