RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121049

BILL GARRETT, Davidson County
Trans:T20120002629 DEEDWARR
Recvd: 01/11/12 13:48 3 pgs
Fees:18.00 Taxes:166.50
20120111-0002977

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

Ronnie Spry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2012.

Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Elrod 1011 Davidson Street Nashville, TN 37206	Same address as new owner	09308006000

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand and 00/100 Dollars ($45,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **RONNIE SPRY, CARL SPRY, NEWTON SPRY, VETRICE GOINS, EVELYN BARNES, AND JOYCE SMITH**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KEITH ELROD, AN UNMARRIED MAN,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Shelby Heights Subdivision, Section II, as of record in Book 2854, page 5, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronnie Spry, Carl Spry, Newton Spry, Vetrice Goins, Evelyn Barnes, Joyce Smith, and Shirley Jones, by Warranty Deed from Carl V. Spry and wife, Lorene H. Spry, dated 8/15/1988, recorded 8/20/2010, of record at Instrument No. 20100820-0066033, Register's Office for Davidson County, Tennessee. Said Warranty Deed contained a Life Estate reserved by the Grantors, Carl V. Spry and wife, Lorene H. Spry. The said Carl V. Spry having since died on June 8, 1996 and the said Lorene H. Spry having since died on 11/17/1999, thereby the reserved life estate in Instrument No. 20100820-0066033 was thus extinguished. The said Shirley Jones having since died on July 26, 2010 and by that Affidavit of Heirship of record in Instrument No. 20120111-0002976, Register's Office for Davidson County, Tennessee, establishing as her sole heir-at-law, Roger Craig Irwin. Aforesaid Affidavit of Heirship also conveyed any interest Roger Craig Irwin might have in subject property to Ronnie Spry, Carl Spry (also known as Carl Ollen Spry), Newton Spry (also known as Newton O'Neal Spry), Vetrice Goins,

Evelyn Barnes and Joyce Smith.

This conveyance is made subject to all matters as shown of record book 2854, page 5; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1011 Davidson Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 6th day of January, 2012.

Ronnie Spry

RONNIE SPRY

Carl Spry

CARL SPRY

Newton Spry

NEWTON SPRY

Vetrice Goins

VETRICE GOINS

Evelyn Barnes

EVELYN BARNES

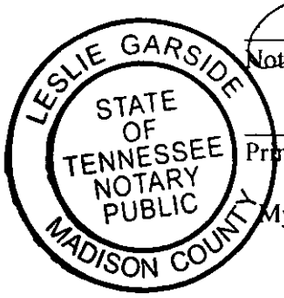
Joyce Smith

JOYCE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ronnie Spry, Carl Spry, Newton Spry, Vetrice Goins, Evelyn Barnes, and Joyce Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of January, 2012.



Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014