(10)

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER
$20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/29/2015

(AFFIX SEAL)

J. SUSAN DUFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20120002687 DEEDWARR
Recvd: 01/11/12 15:01 3 pgs
Fees: 18.00 Taxes: 74.00
20120111-0003073

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C & D Rental Properties, LLC	New Owner	MAP/PAR 08111033700
(NAME)	(NAME)	
3224 Bakers Lane		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Erastus Franklin Rhodes and Brenda Annette Merritt and Willa Andrea Rhodes and Janet Naomi Marie Williams** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C & D Rental Properties, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee being described as follows:

Being the North 33 1/3 feet of Lot No. 281 on the Map of McGavock's Plan of Lots as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 33 1/3 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to the alley.

Being the same property conveyed to ERASTUS RHODES AND WIFE, ZELIA RHODES, by deed from W. W. JONES AND WIFE, THELMA JONES, of record in Book 1472, page 37, dated December 2, 1946, said Register's Office. Being further conveyed to ERASTUS RHODES AND WIFE, ZELIA RHODES, ERATUS FRANKLIN RHODES, JANET NAOMI MARIE WILLIAMS, BRENDA ANNETTE MERRITT , WILLIAM ANDREW RHODES AND WILLA ANDREA RHODES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by Quitclaim Deed from ERASTUS RHODES AND WIFE, ZELIA RHODES, of record in Book 8143, page 848, dated July 2, 1990, said Register's Office. Being furthered conveyed to ERASTUS RHODES, by Quitclaim Deed from ERASTUS RHODES, ERATUS FRANKLIN RHODES, JANET NAOMI MARIE WILLIAMS, BRENDA ANNETTE MERRITT, WILLIAM ANDREW RHODES AND WILLA ANDREA RHODES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Book 11266, page 684, dated December 27, 1998, said Register's Office. The said Zelia Rhodes having since died on or about January 26, 1998. Being furthered conveyed to ERASTUS RHODES, ERATUS FRANKLIN RHODES, JANET NAOMI MARIE WILLIAMS, BRENDA ANNETTE MERRITT AND WILLA ANDREA RHODES, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Quitclaim Deed from ERASTUS RHODES, of record in Book 11680, page 997, dated September 20, 1999, said Register's Office. The said Erastus Rhodes having since died on or about April 28, 2002. The said William Andrew Rhodes died on or about February 23, 2010.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Executed this 6 day of **January, 2012.**

Willa Andrea Rhodes

Willa Andrea Rhodes

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Willa Andrea Rhodes the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 6 day of **January, 2012.**

My Commission Expires: MAR 10 2012

Mary J Rucker
Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Executed this 6 day of **January, 2012.**

Willa Rhodes, Attorney-in-fact for Erastus Franklin Rhodes per Power of Attorney Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-Fact for Erastus Franklin Rhodes Per Power of Attorney, Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-fact for Phyllis Rhodes per Power of Attorney, Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-Fact for Phyllis Rhodes Per Power of Attorney, Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-fact for Janet Naomi Marie Williams A/K/A Janet N. M. Williams, per Power of Attorney Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-Fact for Janet Naomi Marie Williams A/K/A Janet N. M. Williams, Per Power of Attorney, Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-fact for Jessie Williams A/K/A Jesse Williams, Sr.; Per Power of Attorney, Recorded Simultaneously Herewith

Willa Rhodes, Attorney-in-Fact for Jessie Williams A/K/A Jessie Williams, Sr., Per Power of Attorney, Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-fact for Brenda Annette Merritt A/K/A Brenda A. Merritt, Per Power of Attorney, Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-Fact for Brenda Annette Merritt A/K/A Brenda A. Merritt, Per Power of Attorney, Recorded Simultaneously herewith

Willa Rhodes, Attorney-in-Fact for
Troy Merritt, Jr., Per Power of Attorney,
Recorded Simultaneously herewith in

Willa Rhodes, Attorney-in-Fact for Troy Merritt, Jr.
Per Power of Attorney, Recorded Simultaneously herewith

STATE of Tennessee
COUNTY of Davidson

Before me personally appeared Willa Rhodes, to me known to be the person who executed the foregoing instrument on behalf of **Erastus Franklin Rhodes, Phyllis Rhodes, Janet Naomi Marie Williams, Jesse Williams, Brenda Annette Merritt and Troy Merritt, Jr.** as Attorney in Fact and who acknowledged that she executed the same as the free act and deed of the said **Erastus Franklin Rhodes, Phyllis Rhodes, Janet Naomi Marie Williams, Jesse Williams, Brenda Annette Merritt and Troy Merritt, Jr.**.

Witness my hand and Official Seal this 6 **day of January, 2012.**

Maxine J. Rucker, Notary Public

My Commission Expires: MAR 10 2012

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Suite 100
Nashville, TN 37211

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE