THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30372-12-2011** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. John Russell Justice Affiant Subscribed and sworn to before me this 18th day of January, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Herbert Ligon, Patricia Ligon 4304 Iroquois Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 070 06900

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, **John Russell Justice, an unmarried man, devisee under the will of William Spire Justice, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Herbert Ligon and Patricia Ligon** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4304 Iroquois Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of January, 2012.

John Russell Justice

John Russell Justice

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Russell Justice**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20120004810 DEEDWARR
Recvd: 01/20/12 11:21 2 pgs
Fees:13.00 Taxes:2590.00
20120120-0005725

EXHIBIT "A"

Land in Davidson County, Tennessee, in the City of Belle Meade, being the westerly part of Lot No. 153 on the Plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a loan survey prepared by Hal R. Swann, Jr., Surveyor, Nov. 13, 1954, as folllows:

Beginning at the northeast corner of Iroquois Place, formerly 8th Street, and Royal Oaks Avenue; thence with the northerly margin of said Place, eastwardly 150 feet to the southwest corner of the property conveyed to S. A. Francescon and wife, by deed from Bransford Realty Co., of record in Book 1149, page 269, said Register's Office; thence with said Francescon's westerly line northwardly 272.5 feet to the southerly line of Lot No. 152; thence with said line, westwardly 158.5 feet to the easterly margin of Royal Oaks Avenue; thence with said Avenue, southwardly 268 feet to the beginning.

Being the same property conveyed to William Spire Justice and wife, Katharine R. Justice, by deed dated November 30, 1954, from Edgar H. Cantrell and wife, Elizabeth T. Cantrell, of record in Book 2334, page 195, Register's Office for Davidson County, Tennessee. Katharine R. Justice predeceased William Spire Justice, who died on November 23, 1998. By his will, of record in Docket No. 99P77, Davidson County Probate Court Clerk's Office, subject property was devised to John Russell Justice.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.