BILL GARRETT, Davidson County
Trans:T20120008938 DEEDWARR
Recvd: 02/06/12 13:44 3 pgs
Fees:18.00 Taxes:314.50
20120206-0010555

332.50

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whicheyer is greater, for this transfer is **$85,000.00**.

Affiant

Sworn to and subscribed before me this 1st day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE NOTARY PUBLIC ROBERT F. SPANN DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE NOTARY PUBLIC ROBERT F. SPANN DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Special Security &		
Escort Service, LLC	Same	
3812 Stevens Lane		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Araminta Williams, Chan McCullough, Trustee of the Talton Williams 1997 Marital Trust, and Nancy Ryans**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Special Security & Escort Service, LLC**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: 1700 McDaniel Street, aka 2101 18th Ave. North. Map/parcel 08107062800

Land in Davidson County, Tennessee, being a .17, more or less, acre portion on the unrecorded plat of the Hurschel C. Rose property, as of record in Book 4327, page 207, Register's Office for Davidson County, Tennessee.

Said tract of land further described as being a portion of Lots 37 and 38 on the Plan of A. C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, page 10, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an intersection of the westerly margin of Eighteenth Avenue, North, and the northerly margin of McDaniel Street; thence running with the said margin of McDaniel Street, north 84° 00' west a distance of 109.20 feet to the common front corner of Lots 36 and 37 on the said plan of A. C. Dudley's Subdivision of the McDaniel Tract; thence leaving the said margin of McDaniel and running with the said common line of Lots 36 and 37, north 09° 45' east a distance of 63.21 feet to a point; thence leaving said common line and running with the rear line of an existing building, south 86° 47' east a distance of 101.96 feet to a point lying on the westerly margin of Eighteenth Avenue, North; thence, running with the said margin, south 03° 10' west a distance of 70.11 feet to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Roger L. Edwards and wife, Ida L. Edwards, of record in Instrument No. 20040720-0086655, said Register's Office, the said Johnny Burroughs and wife, Linda Burroughs having conveyed a one-

half undivided interest to Talton Williams and wife, Araminta Williams of record in Instrument No. 20040819-0100114, said Register's Office, the said Talton Williams having conveyed his interest in said property to Araminta Williams by deed of record in Instrument No. 20100809-0062468, said Register's Office; the said Johnny Burroughs and wife, Linda Burroughs having conveyed their interest in said property by quitclaim deed to Chan McCullough, Trustee of the Talton Williams 1997 Marital Trust by quitclaim deed of record in Instrument No. 20120206-0010553, Register's Office for Davidson County, Tennessee.

Tract II: 2103 Eighteenth Avenue, North. Map/parcel 08107002400
Land in Davidson County, Tennessee, being a portion of Lots 37 and 38 on the Plan of A. C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, page 10, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the west margin of Eighteenth Avenue, North, said point being 70.11 feet north of the intersection of the northern right-of-way margin of McDaniel Street with the western right-of-way margin of Eighteenth Avenue, North; thence, leaving said right-of-way, North 86° 47' West 101.96 feet to a point; thence, North 09° 45' East 51.79 feet to a point; thence South 82° 52' 23" East 96.25 feet to a point in the west margin of Eighteenth Avenue, North; thence, South 03° 10' West 44.89 feet to the point of beginning, containing 0.11 acres, more or less.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Roger L. Edwards and wife, Ida L. Edwards, of record in Instrument No. 20040720-0086656, Register's Office for Davidson County, Tennessee, the said Johnny Burroughs and wife, Linda Burroughs having since conveyed their interest by quitclaim deed to Nancy Ryans, by deed of record in Instrument No. 20120206-0010554, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

Witness my hand this 1st day of February, 2012.

Araminta Williams
ARAMINTA WILLIAMS

Nancy Ryans
NANCY RYANS

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 Araminta Williams and Nancy Ryans, the bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Nashville, 'Tennessee, this 1st day of February, 2012.

Commission expires 1/7/2013 Notary Public

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State Chan McCullough, 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, at office, this 1 day of February, 2012.

ROBERT F. SPANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
5-20-14.