BILL GARRETT, Davidson County
Trans:T20120012842 DEEDWARR
Recvd: 02/22/12 09:56 2 pgs
Fees:13.00 Taxes:92.50
20120222-0015173

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $25,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2012. Notary Public My Commission Expires: 9-22-2015

DONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner As Follows: Larry Hall, Trustee 3937 Gallatin Road Nashville, TN 37216	Send Tax Bills To: New Owner	Map-Parcel Number: 061-15-0-343.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Effie Potts**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Larry Hall, Trustee, with full power to mortgage, sell, transfer or convey without the joinder of any beneficiaries**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot(s) 290, as shown on the map entitled Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 290 fronts 50 feet on the southerly side of Marion Avenue and runs back between parallel lines, 205 feet to a dead line.

Being the same property conveyed to J.C. Beasley and wife, Eva Beasley, by deed from F.R. Bell and wife, Stella Bell, of record in Book 1807, page 239, dated February 15, 1950, said Register's Office. J.C. Beasley having since died. Being furthered conveyed to Effie Mae

Potts, by Quitclaim Deed from Eva Beasley, of record in Book 8677, page 495, dated July 15, 1992, said Register's Office. Being furthered conveyed to Eva Beasley, by Quitclaim Deed from Effie Mae Potts, of record in Book 8725, page 334, dated September 8, 1992, said Register's Office. The said Eva Beasley having since died and by Last and Will and Testament devised the subject property to Effie Potts, as evidenced by Order of Probate of record in Volume 01P-966, Davidson County Probate Court Clerk's Office and of record as Instrument No. 20021202-0148154, dated July 17, 2001, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1114 Marion Ave., Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21st day of February, 2012.

Effie Potts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Effie Potts, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2012

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012