Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Randy L. Pendergrass and wife, Judith J. Pendergrass **4207 Idaho Avenue** **Nashville, TN 37209**	**Map: 103-4** **Parcel: 77.00**	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MARTHA CASH CARR**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **RANDY L. PENDERGRASS and wife, JUDITH J. PENDERGRASS, as tenants in common with right of survivorship** (collectively the "Grantees"), Grantees' heirs and assigns, certain land located in Davidson County, Tennessee and being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference, together with all improvements located thereon (the Property).

This is improved property known as **4207 Idaho Avenue, Nashville, Davidson County, Tennessee 37209.**

BILL GARRETT, Davidson County
Trans:T20120013110 DEEDWARR
Recvd: 02/22/12 14:53 3 pgs
Fees:18.00 Taxes:814.00
20120222-0015513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Judith J. Pendergrass
Affiant

Subscribed and sworn to before me this 15th day of February, 2012.

Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

The Property being conveyed is subject to:

1. Real property taxes for the current year which have been prorated at closing and assumed by Grantee.

2. All matters on the plat of record in Book 57, page 103, said Register's Office.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of February, 2012.

Martha Cash Carr

Martha Cash Carr

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 Martha Cash Carr, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 16th day of February, 2012.

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Carol A. Wilson

NOTARY PUBLIC

My Commission Expires:

7-3-12

7/2796137.1
009300-000002

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 108 of Block 6 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha Cash Carr by deed from Sarah Vollmer Hobbs, an unmarried woman, of record as Instrument No. 20060811-0099337, Register's Office for Davidson County, Tennessee.

NOTE: **The property described above is not now, nor has it ever been the principal residence of the Grantor.**