WARRANTY DEED

The actual consideration or value for this transfer is $ 132,500.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 24th day of FEBRUARY, 2012

NOTARY PUBLIC
My Commission Expires: 11/5/14 My Commission Expires NOV. 5, 2014

BILL GARRETT, Davidson County
Trans:T20120013720 DEEDWARR
Recvd: 02/24/12 13:00 3 pgs
Fees:18.00 Taxes:490.25

20120224-0016228

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JOHNNY ELLIS, ATTORNEY, P.C. 3844 Old Hickory Blvd. Old Hickory, Tennessee 37138	New Owner	054-13-0 / 049.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by JOHNNY ELLIS, ATTORNEY, P.C., and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **INDIA MATLOCK**, UN-MARRIED, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

JOHNNY ELLIS, ATTORNEY, P.C., a Tennessee Professional Corporation, the GRANTEE herein, its successors and or assigns, in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Exhibit "A"

The above description is the same as in the previous deed of record.

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, its successors and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2011 & 2012 Property taxes assumed by the GRANTEE.

This is improved property known as: 3844 Old Hickory Blvd., Old Hickory, TN 37138.

Witness my hand this 24 day of FEBRUARY, 2012.

India Matlock
INDIA MATLOCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joanna Reneau, a Notary Public in and for said County and State, the within named INDIA MATLOCK the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 24th day of FEBRUARY, 2012.

NOTARY PUBLIC

JOANNA RENEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 11/5/14

My Commission Expires NOV. 5, 2014

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WARRANTY DEED

From: INDIA MATLOCK

To: JOHNNY ELLIS, ATTORNEY, P.C.

Property:
3844 Old Hickory Blvd.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee
615-847-2000

johnny@ljelaw.com
www.ljelaw.com

Exhibit "A"

Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey thereof by Forest E. Dye, Surveyor, dated February 16, 1983, as follows:

Beginning at an iron pipe in the northeasterly margin of Old Hickory Blvd., at the northwesterly corner of this tract and thence, leaving said margin, N58°00'E, 322.2 feet to an iron pipe; thence S0°02'W, 110.0 feet to an iron pipe; thence S. 54°25'W, 247.4 feet to an iron pipe in the northeasterly margin of Old Hickory Blvd.; thence with said margin 110.0' to the beginning and containing 0.7 acres, more or less.

Being the same property conveyed to Fred B. Williams and wife, Lula E. Williams, (the said Lula E. Williams having since died) by deed from Houston M. Bingham and wife, Dollie Frances Bingham, as of record in Book 1714, Page 535 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred B. Williams and wife, Jimmie Lois Williams, tenancy by the entirety, by Quitclaim Deed from Fred B. Williams and wife, Jimmie Lois Williams, dated March 5, 1990 and recorded March 5, 1990, in Book 8057, page 632, Register's Office for Davidson County, Tennessee. Also acquired by Deed of record in Book 1714, page 535, Register's Office for said County.

Being all the same property conveyed to India Matlock by deed from Fred B. Williams and wife Jimmie Lois Williams, of record as Instrument #20000515-0048913, And by Deed from Angeleta H. Hackett of record as Instrument #20101122-0093574, Register's Office for Davidson County, Tennessee.