NEW PROPERTY OWNER IS
AND SEND TAX BILLS:
CHARLES P. DAVIS
4811 Drakes Branch Road
Nashville TN 37218
Map 71-07 Parcel 041

THIS INSTRUMENT
PREPARED BY:
JOSEPH L. LACKEY, JR.
2400 CRESTMOOR RD.
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, we, **MILDRED W. DAVIS AND GLORIA W. LUTTRELL,** Co-Trustees with Full Power of the Woodroof Family Trust have this day bargained and sold and by these presents do hereby transfer and convey unto, **CHARLES P. DAVIS,** his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennesee, as follows:

Beginning at an iron pin (new), in the southerly margin of Queen Avenue, the northeast corner of a tract of land, which belongs to the Woodroof Family Trust, having a deed reference in Book 7115, Page 912, RODCT, said iron pin being located from an iron pin (new), in the southerly margin of Queen Avenue, the northeast corner of a tract of land, which belongs to Ben W. Davidson, having a deed reference in Book 7923, Page 13, RODCT. S 82°59'32'' E, 50.01 feet, to the point of beginning, the northwest corner of this tract and continuing as follows:
S 82°59'32'' E, 50.01 feet to an iron pin (new), in the southerly margin of Queen Avenue.

The northwest corner of a second tract of land, which belongs to the Woodroof Family Trust, having a deed reference in Book 7115, Page 912, RODCT;
thence S 08°13'12'' W, 140.03 feet to an iron pin (new), in the northerly margin of a 10' alley (not open), the southwest corner of said second mentioned tract of land which belongs to the Woodroof Family Trust;
thence N 82°59'32'' W, 50.01 feet to an iron pin (new), in the northerly margin of said 10' Alley, the southeast corner of said first mentioned tract of land which belongs to the Woodroof Family Trust;
thence, N 08°13'12'' E, 140.03 feet to the point of beginning, containing 7,002 square feet, as surveyed by Steven E. Artz, Tennessee License NO. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, March 7, 2002. Being a part of the property conveyed to the Woodroof Family Trust by deed of record in Book 7115, Page 912, RODCT.

To have and to hold the above described lot or parcel of land together with all improvements thereon and the appurtenances there unto belonging to the said Grantee, his heirs and assigns in fee simple forever.

This is improved property known as 220 Queen Avenue, Nashville, TN, 37207.

BILL GARRETT, Davidson County
Trans:T20120020712 DEEDWARR
Recvd: 03/22/12 10:33 3 pgs
Fees:18.00 Taxes:92.50
20120322-0024295

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes which are to be pro-rated, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE**, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS our hands this the 20th day of March, 2012.

Mildred W. Davis, Co Trustee
MILDRED W. DAVIS
Co-Trustees of the Woodroof Family Trust

Gloria W. Luttrell, Co-Trustee
GLORIA W. LUTTRELL
Co-Trustees of the Woodroof Family Trust

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 MILDRED W. DAVIS AND GLORIA W. LUTTRELL, Co-Trustees of the Woodroof Family Trust, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 20th day of March, 2012.

Sonya M Branham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-15

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gloria W. Luttrell
AFFIANT

SUBSCRIBED and sworn to before me, this the 20th day of March, 2012.

Sonya M Brand
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-21-15

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY