Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120022185 DEEDWARR
Recvd: 03/27/12 12:58 2 pgs
Fees:13.00 Taxes:669.70
20120327-0025990

03-1102-36955

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $181,000.00

Affiant

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

Notary Public
My commission expires: 5-4-15

Address of New Owner:	Send Tax Bills to:	Tax Information
Wayne Trout 7820 Highway 100 Nashville TN 37221	New Owner	156-00-0-019

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Regina Earheart Bastoky and Scott Bastoky, Co-Administrators for the Estate of Joshua Nathaniel Bastoky, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wayne Trout and wife, Sherry Trout, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Harpeth Heights, Section II, not of record and described according to a survey made by Hal R. Swann, Jr., Surveyor, March 9, 1953, described as follows, to-wit:

Beginning on the northerly margin of Highway No. 100, 300 feet west of the southwest corner of the property conveyed to Marvin P. King and wife, by deed from E.U. Buchi and wife, of record in Book 2139, Page 535, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 200 feet; thence westwardly 150.45 feet; thence southwardly 211.2 feet to the northerly margin of said Highway No. 100; thence with the northerly margin of same, eastwardly 150 feet to the beginning.

Being the same property conveyed to Joshua Bastoky by Warranty Deed from Jack Scott Fanning, unmarried, dated May 5, 2006, recorded May 8, 2006, in Instrument No. 20060508-0053176, said Register's Office. Joshua Bastoky having since died on October 14, 2010, the Estate of Joshua Nathaniel Bastoky now being administered before the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, Case No. 10P-1684. By Order of the Court entered May 25, 2011, the Court determined the debts, administration expenses and taxes due exceed the personal property of the Estate and authorized the sale of the subject property by the Co-Administrators, Regina Earheart Bastoky and Scott Bastoky. Joshua Bastoky and Joshua Nathaniel Bastoky having been one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7820 Highway 100, Nashville, TN 37221

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 15th day of March, 2012.

Regina Earheart Bastoky,
Co-Administrator for the Estate of
Joshua Nathaniel Bastoky, deceased

Scott Bastoky, Co-Administrator
for the Estate of Joshua Nathaniel
Bastoky, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Regina Earheart Bastoky and Scott Bastoky, Co-Administrators for the Estate of Joshua Nathaniel Bastoky, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 15th day of March, 2012.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013