BILL GARRETT, Davidson County
Trans:T20120031242 DEEDWARR
Recvd: 04/30/12 10:51 3 pgs
Fees:18.00 Taxes:888.00
20120430-0036586

THIS INSTRUMENT WAS PREPARED FROM
INFORMATION PROVIDED BY THE PARTIES BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, TN 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
J. Barry Banker, Trustee	Same	Map 103-10
1033 Chancery Lane		Parcel 9
Nashville, TN 37215		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PETER VAN GORDON BANKER, III** (hereinafter the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **J. BARRY BANKER, TRUSTEE OF THE MARTHA W. BANKER TRUST** (hereinafter the "Grantee"), his successors and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Brookside Courts, Addition No. 3, of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 29 fronts 85 feet on the northwesterly margin of Branch Creek Road and extends back 144.8 feet on the southwesterly line and 118.3 feet on the northeasterly line to a dead line in the rear, measuring 89 feet thereon.
>
> Being the same property conveyed to Peter Van Gordon Banker, III, an unmarried man, by Warranty Deed from Donnie R. Nicholson and wife, Linda S. Nicholson, of record as Instrument No. 20040929-0117022, Register's Office for Davidson County, Tennessee.

This is improved property known as 711 Branch Creek Road, Nashville, Tennessee 37209.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 27 day of April, 2012.

GRANTOR:

Peter Van Gordon Banker III

PETER VAN GORDON BANKER, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared PETER VAN GORDON BANKER, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of April, 2012.

Carole M. Maxson

NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
7-3-12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

J. Barry Banker

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2012.

Carole M. Maxson

Notary Public

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
7-3-12

EXHIBIT A

1. Real property taxes for 2012, a lien, but not yet due and payable, which will be paid by Grantee.

2. Plan of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee.

3. Joint Driveway Agreements, of record in Book 5268, page 760, Book 5268, page 762, and Book 6837, page 915, said Register's Office.