File Book 9-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $326,000.00. Affiant Subscribed and sworn to before me this 2nd day of May, 2012. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120033799 DEEDWARR
Recvd: 05/08/12 10:40 4 pgs
Fees:23.00 Taxes:1206.20
20120508-0039702

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael L. Thomas & Julie B. Thomas 2701 Oakland Avenue Nashville, TN 37212	New Owners	Map and Parcel No.: 117 040 16600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alice Winrow Brown, Debora Bridgeforth, John Bridgeforth, Patricia Carol Winrow Weaver, Anna Oneida Winrow Hilliard, William Thomas Winrow, Jr., James Ephraim Winrow, Sr., Kelvin Lamar Winrow, Sr., Michael Adrian Winrow, Michelle Denise Winrow Willis, Gregory Eugene Winrow, Dorothy Lee Overton Beasley, William Allen Overton, Sr., Walter James Overton, Thomas Lee Woodard, Jr., Emma Woodard Taylor, Grant Lamont Winrow and Peyton Warren Neugent, heirs at law of Ephraim Winrow, Jr., deceased**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael L. Thomas and wife, Julie B. Thomas** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2701 Oakland Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 2nd day of May, 2012.

Alice Winrow Brown by Arthur Dixon Brown
Alice Winrow Brown by Arthur Dixon Brown

Debora Bridgeforth by Walter James Overton and Arthur D. Brown, Jr.
Debora Bridgeforth by Walter James Overton and Arthur D. Brown, Jr.

John Bridgeforth by Walter James Overton and Arthur D. Brown, Jr.
John Bridgeforth by Walter James Overton and Arthur D. Brown, Jr.

Patricia Carol Winrow Weaver by Walter James Overton and Arthur D. Brown, Jr.
Patricia Carol Winrow Weaver by Walter James Overton and Arthur D. Brown, Jr.

Anna Oneida Winrow by Walter James Overton and Arthur D. Brown, Jr.
Anna Oneida Winrow Hilliard by Walter James Overton and Arthur D. Brown, Jr.

William Thomas Winrow, Jr. by Walter James Overton and Arthur D. Brown, Jr.
William Thomas Winrow, Jr. by Walter James Overton and Arthur D. Brown, Jr.

James Ephraim Winrow, Sr. by Walter James Overton and Arthur D. Brown, Jr.

James Ephraim Winrow, Sr. by Walter James Overton and Arthur D. Brown, Jr.

Michael Adrian Winrow by Walter James Overton and Arthur D. Brown, Jr.

Michael Adrian Winrow by Walter James Overton and Arthur D. Brown, Jr.

Kelvin Lamar Winrow, Sr. by Walter James Overton and Arthur D. Brown, Jr.

Kelvin Lamar Winrow, Sr. by Walter James Overton and Arthur D. Brown, Jr.

Michelle Denise Winrow Willis by Walter James Overton and Arthur D. Brown, Jr.

Michelle Denise Winrow Willis by Walter James Overton and Arthur D. Brown, Jr.

Gregory Eugene Winrow by Walter James Overton and Arthur D. Brown, Jr.

Gregory Eugene Winrow by Walter James Overton and Arthur D. Brown, Jr.

Dorothy Lee Overton Beasley by Walter James Overton and Arthur D. Brown, Jr.

Dorothy Lee Overton Beasley by Walter James Overton and Arthur D. Brown, Jr.

William Allen Overton, Sr. by Walter James Overton and Arthur D. Brown, Jr.

William Allen Overton, Sr. by Walter James Overton and Arthur D. Brown, Jr.

Thomas Lee Woodard, Jr. by Walter James Overton and Arthur D. Brown, Jr.

Thomas Lee Woodard, Jr. by Walter James Overton and Arthur D. Brown, Jr.

Emma Woodard Taylor by Walter James Overton and Arthur D. Brown, Jr.

Emma Woodard Taylor by Walter James Overton and Arthur D. Brown, Jr.

Grant Lamont Winrow by Walter James Overton and Arthur D. Brown, Jr.

Grant Lamont Winrow by Walter James Overton and Arthur D. Brown, Jr.

Peyton Warren Neugent by Walter James Overton and Arthur D. Brown, Jr.

Peyton Warren Neugent by Walter James Overton and Arthur D. Brown, Jr.

Walter James Overton

Walter James Overton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur Dixon Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alice Winrow Brown, and he is authorized by her to execute this instrument on her behalf.

Witness my hand at office this 2nd day of May, 2012.

Notary Public

My commission expires 11/3/15

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walter James Overton and Arthur D. Brown, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorneys-in-Fact for Debora Bridgeforth, John Bridgeforth, Patricia Carol Winrow Weaver, Anna Oneida Winrow Hilliard, William Thomas Winrow, Jr., James Ephraim Winrow, Sr., Michael Adrian Winrow, Kelvin Lamar Winrow, Sr., Michelle Denise Winrow Willis, Gregory Eugene Winrow, Dorothy Lee Overton Beasley, William Allen Overton, Sr., Thomas Lee Woodard, Jr., Emma Woodard Taylor, Grant Lamont Winrow and Peyton Warren Neugent, and they are authorized by them to execute this instrument on their behalf.

Witness my hand at office this 2nd day of May, 2012.

Notary Public

My commission expires _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Walter James Overton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2nd day of May, 2012.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 139 and the northerly one-half of Lot No. 138 on the Plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for said County.

Said Lot No. 139, which is a corner lot, and said portion of Lot No. 138 front together 64.7 feet on the westerly margin of Oakland Avenue and front 151.3 feet on the southerly margin of Rosewood Avenue, said frontage being joined by a curve having a length of 15.9 feet, and extend back 75 feet on the westerly line and 161.5 feet on the southerly line to a point of intersection.

Being the same property conveyed to Ephraim Winrow, Jr. by deed dated October 28, 1971, from Beulah H. Ford, now Walters, and husband, Paul E. Walters, of record in Book 4519, page 876, Register's Office for Davidson County, Tennessee. Ephraim Winrow, Jr. died intestate on February 21, 2005, leaving as his sole surviving heirs at law Alice Winrow Brown, Mary Winrow Bridgeforth, Patricia Carol Winrow Weaver, Anna Oneida Winrow Hilliard, William Thomas Winrow, Jr., James Ephraim Winrow, Sr., Kelvin Lamar Winrow, Sr., Michael Adrian Winrow, Michelle Denise Winrow Willis, Gregory Eugene Winrow, Dorothy Lee Overton Beasley, William Allen Overton, Sr., Walter James Overton, Thomas Lee Woodard, Jr., Emma Woodard Taylor, Grant Lamont Winrow and Peyton Warren Neugent. The estate of Ephraim Winrow, Jr., was administered in Docket No. 05P1453, Davidson County Probate Court Clerk's Office. See Affidavit of Heirship of Ephraim Winrow, Jr., recorded as Instrument No. 20120508-0039700, said Register's Office.

Mary Winrow Bridgeforth died intestate on June 10, 2011, leaving as her sole heirs at law her two children, Debora Bridgeforth and John Bridgeforth. See Affidavit of Heirship of Mary Winrow Bridgeforth, recorded as Instrument No. 20120508-0039701, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated between the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 421, page 101, Register's Office for Davidson County, Tennessee.