STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$48,000.00** (Forty Eight Thousand).

AFFIANT

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

NOTARY PUBLIC MY COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 1, 2012

BILL GARRETT, Davidson County
Trans:T20120035182 DEEDWARR
Recvd: 05/14/12 10:00 2 pgs
Fees:13.00 Taxes:177.60
20120514-0041319

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rare Earth Properties P.O. Box 291985 Nashville, TN 37229	Same as new owner	09308005600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAREN DARLENE SHERRILL, JOHN DOUGLAS HARRELL, AND PHILLIP M. HARRELL, JR.**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RARE EARTH PROPERTIES, a general partnership**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 7 on the Shelby Heights Subdivision, Section 2, as of record in Book 2854, Page 5, Register's Office for said County.

Said Lot No. 7 borders 60.53 feet on the southwest margin of Ozark Street and 60.00 feet on the northeast margin of Davidson Street, and extends between the two; 160.8 feet on the northwest line and 167.5 feet on the southeast line.

Being the same property conveyed to Phillip M Harrell and Ann Higley Harrell by Warranty Deed of record in Book 4012, Page 561, Register's Office for Davidson County, Tennessee. The said Ann Higley Harrell having since died March 8, 2002 predeceasing, Phillip M. Harrell. The said Phillip M. Harrell having since died January 11, 2003 intestate leaving the subject property to his Heirs at Law, Karen Darlene Sherrill, John Douglas Harrell, Phillip M. Harrell, Jr. and also to Timothy Wayne Harrell having since died November 14, 2009 . intestate, Patricia Harrell wife of Timothy Wayne Harrell having no children conveys by Quit Claim Deed any right she may have in said property. Said QuitClaim Deed of record in Instrument Number 20120514-0041317 Register's Office for Davidson County, Tennessee.

Karen Darlene Sherrill executes this instrument as Attorney-in-Fact on behalf of John Douglas Harrell, pursuant ot the Power of Attorney recorded in Instrument Number 20120514-0041318 , Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1003 DAVIDSON STREET** **NASHVILLE,TN37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number:

GTE File: 2012

WITNESS, this 27th day of April, 2012

Karen Darlene Sherrill
Karen Darlene Sherrill

Phillip M. Harrell, Jr.
Phillip M. Harrell, Jr.

John Douglas Harrell
John Douglas Harrell by Karen Darlene Sherrill, AIF
BY: Karen Darlene Sherrill, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of April, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karen Darlene Sherrill and Phillip M. Harrell, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of April, 2012.

C. Loy Carney
Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karen Darlene Sherrill**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **John Douglas Harrell**, and acknowledged that she executed that same as the free act and deed of the said **John Douglas Harrell**.

WITNESS my hand and official seal this the 27th day of April, 2012.

C. Loy Carney
Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 7, 2012