WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120041101 DEEDWARR
Recvd: 06/05/12 08:40 2 pgs
Fees:13.00 Taxes:606.80
20120605-0048677

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMY L. NOLLEY	FIRSTBANK	MAP 51-11 PARCEL 3200
(NAME)	(NAME)	
611 FREDA VILLA	2021 HAMILTON PLACE BLVD. SUITE A	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	CHATTANOOGA, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BENEFICIARY OF CHARLES WILLIS HEAD, DECEASED, UNDER HIS LAST WILL BEING, JUDY SUE FENDRICK**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIMMY L. NOLLEY**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 49 on the Plan of Oakland Acres, Section V, of record in Plat Book 2854, page 15, Register's Office for Davidson County, Tennessee, and according to a survey by W. W. Turner Company, engineers, May 5, 1954, as follows:
Beginning at the southeast corner of Lot No. 35 on the Plan of Oakland Acres, Section IV, of record in Book 2133, page 19, Register's Office for said county; thence with the easterly line of said lot, North 2 deg. 53' East 304 feet to the southerly margin of Freda Villa; thence easterly on a line in extension of the southerly margin of Freda Villa, 226 feet on a curve with a radius of 475 feet to a monument; thence South 31 deg. 22' West 283.7 feet to a monument; thence North 88 deg. 21' West 82 feet to the beginning.

Being the same property conveyed to Charles Willis Head and wife, Elizabeth Bernice Head by deed dated 6/11/59 of record in Book 2910, page 195, Register's Office for Davidson County, Tennessee; the said Elizabeth Bernice Head having predeceased Charles Willis Head on 12/19/90 and the said Charles Willis Head having since died on 2/21/12, testate and unmarried. The Estate of Charles Willis Head having being administered in the Seventh Circuit Court for Davidson County, Tennessee, No. 12P-563. The Decedent's Last Will dated 6/10/09, devised the aforedescribed property to his only child, his daughter Judy Sue Fendrick.

This is not the principal residence of the Grantor.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 611 FREDA VILLA, MADISON, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 1st day of June, 2012.

Judy Sue Fendrick

JUDY SUE FENDRICK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JUDY SUE FENDRICK, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day June, 2012.

Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY TENN.