BILL GARRETT, Davidson County
Trans:T20120046855 DEEDWARR
Recvd: 06/25/12 15:34 3 pgs
Fees:18.00 Taxes:2208.90
20120625-0055638

This Instrument Prepared by:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $397,000.00.

Affiant

Subscribed and sworn to before me this
22nd day of June, 2012.

Notary Public

My Commission Expires: May 20, 2014

SUSANNE C. PUGH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
Edwin S. Pyle, Trustee **2525 West End Avenue, Suite 1500** **Nashville, Tennessee 37203-1423**	**Same as Owner**	**10415004700**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **MATTHEW COLBY PAXTON and wife, KATHERINE L. PAXTON,** Grantors, have bargained and sold and do hereby transfer and convey unto **EDWIN S. PYLE, TRUSTEE, with full power to mortgage, sell, transfer, and convey without the joinder of any person,** Grantee, his successor or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved property known as **2532 Ashwood Avenue, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his successors and assigns, forever.

AND Grantors covenant with the Grantee that they are lawfully seized and possessed of the Property in fee simple, that they have good right to sell and convey the same, that the same is unencumbered, and that Grantors covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2012 real estate taxes, which are being prorated at closing and which are assumed by the Grantee, (2) all matters appearing on that document of record in Plan Book 332, Page 132, in the Register's Office for Davidson County, Tennessee,

and, (3) all matters appearing on that Restrictive Covenant for Detached Structure of record at Instrument Number 20080502-0044990, said Register's Office.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 22nd day of June, 2012.

MATTHEW COLBY PAXTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MATTHEW COLBY PAXTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of June, 2012.

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: May 20, 2014

KATHERINE L. PAXTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared KATHERINE L. PAXTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of June, 2012.

SUSANNE C. PUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: May 20, 2014

60184110.1

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 76 in Sunset Park Plan, as of record in Plan Book 332, Page 132, said Register's Office.

Said Lot No. 76 fronts 100 feet on the north side of West Ashwood, formerly "A" Street, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Matthew Colby Paxton and wife, Katherine L. Paxton from Eric Glasser, married, by Warranty Deed of record at Instrument Number 20080515-0050237, Register's Office for Davidson County, Tennessee.