Davidson County DEEDWARR
Recvd: 08/06/12 12:56 6 pgs
Fees:33.00 Taxes:419.95
20120806-0069762

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
200 Fourth Avenue North, Suite 1000
Nashville, TN 37219

Address New Owner & Send Tax Bills To:

R. Lynn Taylor
P.O. Box 68326
Nashville, TN 37206

Map & Parcel Number:

094 02 0 151.00

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 for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Betty Adams Wooten, formerly known as Betty Adams Green** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **R. Lynn Taylor** (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, the Grantee's heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B that is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 31st day of July, 2012.

Betty Adams Wooten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $113,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2012.

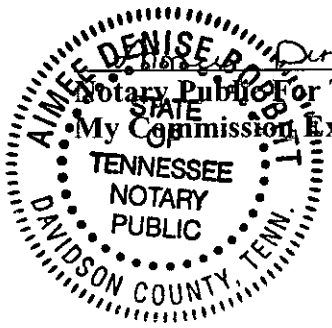
ALEE DENISE BOBBITT
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Notary Public For The State Of Tennessee
My Commission Expires: 5-5-2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Betty Adams Wooten, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 31st day of July, 2012.



Notary Public

Notary Public For The State Of Tennessee
My Commission Expires: 5-5-2015

Exhibit A

Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 157 on the Plan of Edgefield Land Company's First Subdivision as of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 50 feet on the southerly side of Shelby Avenue and extends back 150 feet to an alley.

Being the same property conveyed to Ron R. Green by deed from Bobby R. Morefield, of record as Instrument Number 20020723-0088196, Register's Office for Davidson County, Tennessee, as rerecorded as Instrument Number 20020729-0090639, Register's Office for Davidson County, Tennessee, to correct the Grantee's name to Ron W. Green. Ron W. Green is deceased; under his last will and testament (using the name Ronnie Wayne Green), which is of record as Instrument Number 20061016-0128247, Register's Office for Davidson County, Tennessee, the property is part of the residuary estate left to Betty Adams Green. Betty Adams Green and Betty Adams Wooten are one and the same person, and Ron W. Green and Ronnie Wayne Green are one and the same person.

This is improved property known as 1906 Shelby Avenue, Nashville, Tennessee 37206 and is Parcel 092 02 0 151.00.

Exhibit B

Exceptions

(1) 2012 Davidson County property taxes, a lien but not yet due and payable.

(2) Easements for utilities serving the property herein described.

CERTIFICATE OF AUTHENTICITY

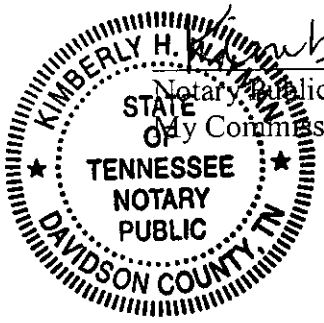
I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee ann campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/08/2013