BILL GARRETT, Davidson County
Trans:T20120063522 DEEDWARRSP
Recvd: 08/24/12 11:43 3 pgs
Fees:18.00 Taxes:1572.50
20120824-0076393

This Instrument Was Prepared By:
Hannah K. Ayers, Esq.
Rudy, Wood, Winstead,
Williams & Hardin, PLLC
1812 Broadway
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value,
Whichever is greater, for this transaction is
$425,000.00

Affiant

KATHRYN S. RESUMOVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015

Subscribed and sworn to before me on
this 21 day of August, 2012.

Notary Public

My Commission Expires: 1-6-2015

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
George N. Spiva 4121 Hillsboro Pike, Ste. 302 Nashville, TN 37215	Same	Map/Parcel

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Sandy Bledsoe, Trustee of the Testamentary Trust of the Last Will and Testament of Granville Tubbs ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto George N. Spiva ("Grantee"), his successors and assign all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon (the "Premises"), as more particularly described as follows:

Land located in Councilmanic District 24, Nashville, Davidson, County, Tennessee and being part of lots no. 16 & 17 on the map of C. C. Vernon's farm subdivision as of record in plat book 161, page 164 R.O.D.C., Tn. and described according to a survey by R. L. Montoya land surveying dated June 22, 2012 as follows:

Beginning at iron rod (old) in the east margin of White Bridge Pike, said point being the north west corner of this tract, the south west corner of parcel 179, Spiva/Hill White Bridge Partners as of record in Inst. No. 20041206-0144889 R.O.D.C., Tn., thence, leaving the east margin of White Bridge Pike along the north line of this tract north 68 degrees 39 mints 27 seconds east 52.82 feet to a point in a creek, said corner being the north east corner of this tract and the north west corner of parcel 191, Laing Chan Vang & Paio-Fu as of record in deed book 7805, page 290 R.O.D.C., Tn., thence, with the east line of this tract south 20 degrees 23 minutes 13 seconds east 158.42 feet to an iron rod (new) in the north margin of Lenox Avenue, thence, along said margin south 68 degrees 30 minutes 34 seconds west 66.67 feet to PK nail, thence, with a curve to the right having delta of 108 degrees 01 minutes 08 seconds, a radius of 24.00 feet, a length of 45.25 feet, a chord of north 57 degrees 28 minutes 52 seconds west 38.84 feet to a PK nail in the east margin of White Bridge Pike, thence, with said east margin with a cure to the left having a delta of 01 degrees 19 minutes 16 seconds, a radius of 5775.58 feet, a length of 133.17 feet, a chord of north 04 degrees 07 minutes 56 seconds west 133.16 feet to the point of beginning, containing 11,776.77 square feet, 0.27 acres more or less.

Being the same property conveyed to Granville Tubbs and wife, Evelyn Tubbs, by deed of record in Book 5208, page 362, as corrected by Deed of Correction of record in Book 4549, page 413, Register's Office of Davidson County, Tennessee. Evelyn Tubbs predeceased Granville Tubbs thereby vesting title in him as the surviving tenant by the entireties. The said Granville Tubbs having since died. Pursuant to the Last Will and Testament of Granville Tubbs of record in Book Z, page 131 Chancery Court for Humphreys County, Tennessee, title to subject property was vested in Sandy Bledsoe, Trustee of the Testamentary Trust created under the Last Will and Testament of Granville Tubbs.

Commonly known as: 5606 Lenox Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 21st day of August, 2012.

GRANTOR:

TESTAMENTARY TRUST OF THE LAST WILL AND TESTAMENT OF GRANVILLE TUBBS

By: Sandy Bledsoe
SANDY BLEDSOE

Title: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandy Bledsoe, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Testamentary Trust of the Last Will and Testament of Granville Tubbs, and as such Trustee, is authorized to execute this instrument on behalf of said trust.

Witness my hand, at office, this 21 day of August, 2012.

Kathryn S. Resumovic
NOTARY PUBLIC

My Commission expires: 1-6-2015

KATHRYN S. RESUMOVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015