When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120066637 DEEDWARR
Recvd: 09/05/12 15:36 2 pgs
Fees:13.00 Taxes:173.90
20120905-0080365

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $47,000.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2012.

Notary Public
My commission expires: 9/22/14

05-1208-65709

Address of New Owner:	Send Tax Bills to:	Tax Information
Janet M. Carr 4833 Eatons Creek Road Nashville TN 37218	NEW OWNER	058-00-0 063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Abbie Phyllis Henry (erroneously referred to as Abby Phyllis Henry), hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Janet M. Carr and Deana Garrett, and Keith Blanton, tenants in common with right of survivorship, hereinafter called the Grantees, their successors 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. 5 of Block "A", on the Map of a subdivision of the Hull Farm, as of record in Book 974, Page 46, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the westerly margin of Drakes Branch Road being a common corner between Lot Nos. 4 and 5; thence in a southerly direction along the westerly margin of Drakes Branch Road a distance of 290 feet to a point; thence in a westerly direction along the northerly margin of a County Road a distance of 943 feet to a point; thence in a northerly direction of a distance of 282 feet to a point being the westerly common corner of Lot Nos. 4 and 5; thence in a easterly direction between said Lot Nos. 4 and 5 to the point of the beginning.

For informational purposes only: Prior deed references said property to contain 6.55 acres, more or less.

Being the same property conveyed to Cecil H. Henry and wife, Abbie Phyllis Henry (erroneously referred to as Abby Phyllis Henry) by Installment Deed from Robert T. Thompson and wife, Altie B. Thompson, dated January 13, 1978, recorded January 16, 1978, of record in Book 5243, Page 509, Register's Office for Davidson County, Tennessee. Cecil H. Henry having since died January 4, 2012.

Abbie Phyllis Henry and Abbie P. Henry being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4901 Drakes Branch Road, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

GPH by DH, Atty-In-Fact

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 30th day of August, 2012.

Abbie Phyllis Henry by Tyrone D. Henry Attorney-in-fact
Abbie Phyllis Henry By: Tyrone D. Henry, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyrone D. Henry, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Abbie Phyllis Henry, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of August, 2012.

Rachelle Caudill
Notary Public

My Commission Expires: 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY