File G-24186-8 BOX 14

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 2012

Notary Public

MY COMMISSION EXPIRES: 2/24/13

(AFFIX SEAL)

JOHN COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120067520 DEEDWARR
Recvd: 09/10/12 08:43 2 pgs
Fees:13.00 Taxes:939.80

20120910-0081558

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily P. Davis	Bank of America, N.A.	MAP 154000
8542 Poplar Creek Rd.	P.O. Box 371458	PARCEL 10800
Nashville, TN 37221	Pittsburgh, PA 15250-7458	
(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, WE, **Jennifer Deal, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily P. Davis,** an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 2 on the Plan of Subdivision of Frank B. Tyree Property, of record in Book 5800 page 46, Registers Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Russell Road at the northwest corner of William F. Carpenter and wife property in Deed Book 5549, page 60, said Register's Office; thence south 00 degrees 01 minutes 55 east 600.29 feet to a point; thence south 61 degrees 03 minutes 03 seconds west 207.91 feet to a point in the northerly margin of Poplar Creek Road; thence with said road and with a curve in a northwestwardly direction, 276.97 feet to a point; thence leaving said road north 00 degrees 08 minutes 10 seconds west 44.0 feet to a point; thence north 10 degrees 54 minutes 45 seconds east 616.62 feet to a point in the southerly margin of Russell Road; thence with said road and a curve in northeastwardly direction 103.56 feet to a point; thence north 85 degrees 07 minutes 45 seconds east 238.60 feet to the point of beginning.

Being the same property conveyed to Jennifer Deal, unmarried by Deed from Robert Herbert McCullough and wife, Joann W. McCullough of record at Instrument No. 20041011-0122317, Register's Office for Davidson County, Tennessee, dated September 30, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **8542 Poplar Creek Rd., Nashville, TN 37221.**

O 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(s) this the 4th day of September, 2012.

Jennifer Deal

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 4th day of September, 2012.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE