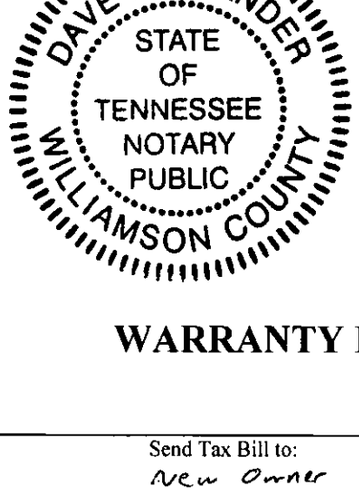
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $260,000.00.

Jennifer Crowell
Affiant

Subscribed and sworn before me this the 30th day of October, 2012.

Notary Public
My commission expires: 4/16/13

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher Carl Dawson 1210 Dallas Ave Nashville, TN 37212	New Owner	118-1-50

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BEVERLY WALLER MCINNES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER CARL DAWSON AND WIFE, ANN CARTER MURRAY DAWSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 52.5 feet of Lot No. 19 and the easterly 5.0 feet of Lot No. 18, as shown on the map entitled Victoria place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beverly Waller McInnes, unmarried by deed from Cecilia E Smith, unmarried, dated May 31, 2007, of record in Instrument No. 20070605-0067134, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 1210 Dallas Ave, Nashville, TN 37212.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 this the 30th day of October, 2012.

Beverly Waller McInnes

BILL GARRETT, Davidson County
Trans:T20120084906 DEEDWARR
Recvd: 11/06/12 13:35 2 pgs
Fees:13.00 Taxes:962.00

20121106-0102488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beverly Waller McInnes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2012.

My commission expires: 09/09/14

Notary Public

