BILL GARRETT, Davidson County
Trans:T20120086540 DEEDWARR
Recvd: 11/13/12 14:02 2 pgs
Fees:13.00 Taxes:111.00
20121113-0104431

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is ~~90,000.00~~ $30,000.00 JWR

Map & Parcel No. 07216018800

Address of New Owner:
James D. Bush
2406 Inga Street
Nashville, TN 37206

Send Tax Notices To:
Same

AFFIANT

Sworn to and subscribed before me this 31st day of October, 2012.

NOTARY PUBLIC

My commission expires:

J. WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 4, 2013

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, RUTH E. BRYAN, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES D. BUSH, hereinafter referred to as Grantee, his heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Map of Part 2, Porter Heights, of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ruth E. Bryan and Katherine Hale, as joint tenants with right of survivorship, by Warranty Deed from The Estate of Ida Belle Shearon - The Heirs-at-Law of Ida Belle Shearon, David Aaron Shearon, Jr., Linda Faye Walker, Sandra Jean Holshouser, Michael Waggoner, Donnie Waggoner and Connie McCaslin, dated August 12, 2003, recorded August 19, 2003, as Instrument No. 20030819-0120110, in the Register's Office of Davidson County, Tennessee.

Katherine Hale died of January 31, 2009, leaving Ruth E. Bryan as surviving joint tenant as to the entire fee.

This is improved property, known as 1516 Wayne Drive, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO easements and building setback lines of record at Book 1424, page 79, in the Register's Office for Davidson County, Tennessee; and to the 2013 Davidson County property taxes, which are not yet due or payable and are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said RUTH E. BRYAN has hereunto set her signature, this 31st day of October, 2012.

Ruth E Bryan by her Attorney in Fact

RUTH E. BRYAN, by her Attorney-in-Fact, Harriett Renee Floyd Harriett Renee Floyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared HARRIETT RENEE FLOYD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of RUTH E. BRYAN, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of RUTH E. BRYAN, for the purposes therein contained.

Witness my hand and seal of office, at office, this 31st day of October, 2012.

WAYNE THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 4, 2013

My Commission Expires: _____

NOTARY PUBLIC

Power of Attorney dated January 29, 2009 and recorded September 2, 2009, as Instrument No. 20090902-0082681, in the Register's Office for Davidson County, Tennessee.

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
Foundation Title and Escrow Series, LLC
9045 Carothers Pkwy., Suite 202
Franklin, TN 37067

When Recorded Return to:

Foundation Title and Escrow Series, LLC
~~9045 Carothers Pkwy., Suite 202~~
Franklin, TN 37067

* 381 Mallory Station Road, Suite 202