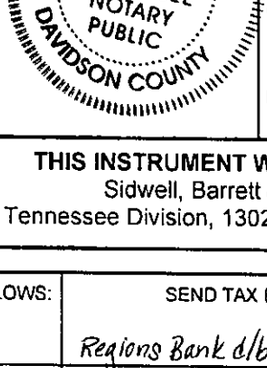
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ (1) DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Whitney A. Russell	Regions Bank d/b/a Regions Mtg.	08208024100
(NAME)	(NAME)	
726 Hart Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lula Mae Pointer, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Whitney A. Russell, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 28, on the plan of McNish's Subdivision of J.W. McFerrin 6 1/4 Acre Tract, of record in Plat Book 57, Page 129, said Register's Office, reference to which is hereby made for a more complete description.

Less and except that conveyance to The Nashville Housing Authority of record in Book 3769, Page 345, said Register's Office.

Being the same property conveyed to Douglas M. Pointer and wife, Lula Mae Pointer by Deed from Willard E. Allen and wife, Essie L. Allen, dated 06/01/1955 and filed for record on 06/06/1955 in Book 2435, Page 245, Register's Office for Davidson County, Tennessee. Douglas M. Pointer having since died 1/4/2007 leaving Lula Mae Pointer as sole owner.

All matters as set forth per Plat Book 57, Page 129, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is Improved ☑ property, known as 726 Hart Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it

BILL GARRETT, Davidson County
Trans: T20130007452 DEEDWARR
Recvd: 01/28/13 13:35 2 pgs
Fees: 13.00 Taxes: 566.10
20130128-0008813

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(S), their heirs and/or 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 9th day of January, 2013.

* Lula Mae Pointer by Angelique Kelley, Her Attorney-In-Fact
Lula Mae Pointer
By: Angelique Kelley, Her Attorney in Fact

State of Oklahoma
County of Tulsa

On this 9th day of January, January, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Angelique Kelley , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Lula Mae Pointer, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20100615-0046383, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of January, 2013..

* _____
Notary Public
My Commission Expires:

Notary Public
State of Oklahoma
GARY CORNETT
TULSA COUNTY
COMMISSION #12011742
Comm. Exp. 12-14-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122