BILL GARRETT, Davidson County
Trans:T20130009193 DEEDWARR
Recvd: 02/01/13 15:24 6 pgs
Fees:33.00 Taxes:9620.00
20130201-0010957

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00. _____ Affiant Subscribed and sworn to before me, this 30th day of January, 2013. _____ Notary Public My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON TENN. My Commission Expires MAR. 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James W. Ayers and wife, Janet E. Ayers 105 Belle Meade Blvd Nashville, TN 37205	James W. Ayers P. O. Box 217 Parsons, TN 37219	116 06 0 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY B. EARTHMAN, as to 50% interest, DOROTHY B. EARTHMAN, TRUSTEE OF THE FAMILY TRUST U/W/O WILLIAM F. EARTHMAN, JR., a 25.66% interest; DOROTHY B. EARTHMAN, TRUSTEE OF**

THE MARITAL TRUST U/W/O WILLIAM F. EARTHMAN, JR., a 16.38% interest; DOROTHY B. EARTHMAN, TRUSTEE OF THE EXEMPT TENNESSEE QTIP TRUST U/W/O WILLIAM F. EARTHMAN, JR., a 4.14% interest and DOROTHY B. EARTHMAN, TRUSTEE OF THE NON-EXEMPT TENNESSEE QTIP TRUST U/W/O WILLIAM F. EARTHMAN, JR., a 3.82% interest, the said Dorothy B. Earthman, Trustee, having full power to mortgage, sell and convey, without the joinder of any beneficiary, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES W. AYERS AND JANET E. AYERS, tenants by the entireties**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, in the City of Belle Meade, described according to a survey made by John M. Sullivan, Civil Engineer, November 21, 1955, as follows:

Beginning on the westerly margin of Belle Meade Boulevard at a point 330 feet north of the northeast corner of the property conveyed to Julia M. Trabue, by deed from Thomas H. Malone, et al, of record in Book 1081, page 657, Register's Office for Davidson County, Tennessee; thence with said Boulevard North 6 deg. 15 min. west 631 feet to the beginning of a curve; thence around said curve with a radius of 30 feet northwestwardly 68 feet to the southeasterly margin of Harding Road; thence with said Road South 43 deg. 30 min. West 639 feet to a stake; thence South 19 deg. West 32.4 feet to a stake in the easterly line of the property conveyed to Julia Malone Trabue, by deed from Thomas H. Malone, Jr., et al, of record in Book 1108, page 97, said Register's Office; thence with said line South 29 deg. 30 min. East 429.3 feet; thence North 63 deg. 19 min. East 377.4 feet thence North 22 deg. 24 min. East 58 feet to the beginning, containing 6.7 acres, more or less.

Together with all right, title and benefit in and to that certain perpetual easement protecting vegetation as set out in Easement of record in Book 5920, page 797, Register's Office for Davidson County, Tennessee, subject however to any prior lien or encumbrances that is of record.

Being the same property conveyed to William F. Earthman, Jr., by deed from Dudley Bransford and wife, Genevieve E. Bransford by deed dated August 29, 1968, of record in Book 4265, page 771, Register's Office for Davidson County, Tennessee. By quitclaim deed dated December 20, 1979, William F. Earthman, Jr., conveyed subject property to William F. Earthman, Jr., and wife, Dorothy B. Earthman, of record at Book 5553, page 521, Register's Office for said County. By

Quitclaim deed dated April 28, 2004, William F. Earthman, Jr., and wife, Dorothy B. Earthman conveyed subject property to William F. Earthman and Dorothy B. Earthman, as tenants in common, of record at Instrument No. 20040511-0053715, Register's Office for Davidson County, Tennessee. The said William F. Earthman having since died and his will at Will Volume 5684/1617566, Probate Court Clerk's Office of Davidson County, Tennessee, appointed Dorothy Bartlett Earthman, Executrix. By Executor's Quitclaim Deed dated August 7, 2006, of record at Instrument No. 20060817-0101679, said Register's Office, Dorothy Bartlett Earthman, Executrix conveyed subject property to Dorothy B. Earthman, Trustee of the Family Trust u/w/o William F. Earthman, Jr., a 25.66% interest; Dorothy B. Earthman, Trustee of the Marital Trust u/w/o William F. Earthman, Jr., a 16.38% interest; Dorothy B. Earthman, Trustee of the Exempt Tennessee QTIP Trust u/w/o William F. Earthman, Jr., a 4.14% interest and Dorothy B. Earthman, Trustee of the Non-Exempt Tennessee QTIP Trust u/w/o William F. Earthman, Jr., a 3.82% interest.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easement for Sanitary Sewers conveyed to City of Belle Meade, of record in Book 5808, page 609, Register's Office for Davidson County, Tennessee.

This is improved property known as: **105 Belle Meade Blvd, Nashville, TN 37205**.

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 and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30th day of January, 2013.

Dorothy B Earthman

Dorothy B. Earthman

Dorothy B Earthman, Trustee of the Family Trust

Dorothy B. Earthman, Trustee of the Family Trust

Dorothy B Earthman, Trustee of the Marital Trust

Dorothy B. Earthman, Trustee of the Marital Trust

Dorothy B Earthman, Trustee of the Exempt Tn QTip Trust

Dorothy B. Earthman, Trustee of the Exempt Tennessee QTIP Trust

Dorothy B Earthman, Trustee of the Non-Exempt Tn. QTip Trust

Dorothy B. Earthman, Trustee of the Non-Exempt Tennessee QTIP Trust

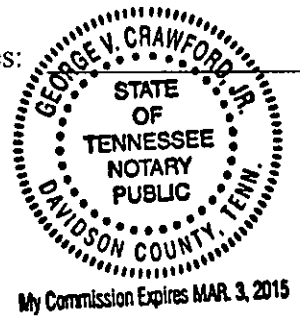
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY B. EARTHMAN, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 2013

Notary Public

My Commission Expires: _____



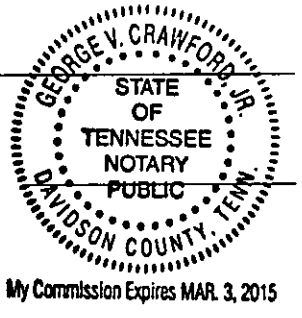
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY B. EARTHMAN, TRUSTEE OF THE FAMILY TRUST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 2013

_____
Notary Public

My Commission Expires: _____



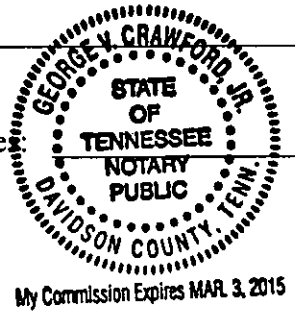
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY B. EARTHMAN, TRUSTEE OF THE MARITAL TRUST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 2013

_____
Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY B. EARTHMAN, TRUSTEE OF THE EXEMPT TENNESSEE QTIP TRUST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 2013.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY B. EARTHMAN, TRUSTEE OF THE NON-EXEMPT TENNESSEE QTIP TRUST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of January, 2013.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015