Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eugene Nelson 3701 Meadowbrook Avenue Nashville, TN 37205	NEW OWNER	091-11-0 254.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2013.

Notary Public

My Commission Expires: 12-03-13
(Affix Seal)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Raymond Stanley Kinslow, Jr., ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Eugene Nelson, a single man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lots 1012 & 1014, BLOCK 155, PLAN NO. 1 WEST NASHVILLE, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Raymond Stanley Kinslow, Sr., as to my one half undivided interest, to Raymond Stanley Kinslow, Jr., as recorded on the 2nd day of October, 2007, in Instrument No. 20071002-0117267 and Warranty Deed from Brenda Little and David Lee Speights to Raymond Stanley Kinslow, Jr., and Raymond Stanley Kinslow, Sr. as recorded on the 2nd day of December, 2002, in Instrument No. 20021202-0148273, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

Cheryl Kinslow joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **5105 Georgia Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20130012114 DEEDWARR
Recvd: 02/12/13 15:44 2 pgs
Fees:13.00 Taxes:351.50
20130212-0014450

IN WITNESS WHEREOF, Grantor has executed this instrument on this **6th** day of **February, 2013.**

GRANTOR(S)

Raymond Stanley Kinslow, Jr.

Cheryl Kinslow

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Raymond Stanley Kinslow, Jr.** and **Cheryl Kinslow** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **6th** day of **February, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY