RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31010
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20130014961 DEEDWARR
Recvd: 02/22/13 10:54 4 pgs
Fees:23.00 Taxes:1598.40
20130222-0017875

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **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 $432,000.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2013. Notary Public My Commission Expires:

GEORGE E. MUDDER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
George N. Spiva etux 4121 Hillsboro Road Nashville, TN 37215	SAME	13010009900

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, **CATHERINE ROBETTE CAMPBELL, CONSERVATOR OF THE PERSON AND PROPERTY OF ROBERT H. DEMOSS, JR. AND JUDITH DEMOSS CAMPBELL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and conveyed until **GEORGE N. SPIVA AND WIFE, MICHELLE L. SPIVA**, hereinafter called the Grantees, therir heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 77 on the Plat of the New Golf Club Subdivision, as of record in Book 421, page 104, Register's Office for said County.

Said Lot No. 77 fronts 100 feet on the Westerly side of Westview, formerly Highland Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Marie DeMoss Horn, unmarried, by deed from Elizabeth B. Dyer, of record in Book 5361, page 494, Register's Office for Davidson County, Tennessee.

By Deed dated November 1, 1978, of record in Book 5389, page 588, Marie DeMoss Horn conveyed (a) a 36.9% interest in said property to Marie DeMoss Horn, life tenant under the Will of Elizabeth DeMoss, of record in Will Book 89, page 8, County Court Clerk's Office for Davidson County, Tennessee, and to the successor life tenants and remaindermen as provided in said Will and (b) a 26.2% interest in said property to Emma Childress DeMoss Birthright, Marie DeMoss Horn at that point retained the remaining 36.9% interest.

Emma Childress DeMoss Birthright, being one and the same person as Emma Childress DeMoss Birthright, died testate on October 16, 1987, owning the 26.2% interest in said property. Marie DeMoss Horn, Executrix under the Will of Emma DeMoss Birthright (a) by Executrix's Quitclaim Deed dated July 21, 1988, of record in Book 7613, page 597, Register's Office for Davidson County, Tennessee, conveyed 13.1% of said interest to Robert H. DeMoss Sr., and (b) by Executrix's Quitclaim Deed dated July 21, 1988, of record in Book 7613, page 595, Register's Office for Davidson County, Tennessee, conveyed 13.1% of said interest to Marie DeMoss Horn.

Robert H. DeMoss, Sr., died intestate on June 8, 1993 under will admitted to Probate in File No. 93P-1013, Seventh Circuit Court for Davidson County, Tennessee, and devised to his wife, Betty B. DeMoss his 13.1% interest. Bette B. DeMoss died testate on June 16, 2010 under will admitted to Probate in File No. 10P-1060, Seventh Circuit Court for Davidson County, Tennessee, under which said 13.1% interest was distributed to Cumberland Trust & Investment Company and Catherine Robette Campbell, Co-Trustees of the Betty Butterfield Demoss Revocable Trust. By Quitclaim Deed recorded at Instrument No. 20121205-0112111, Register's Office for Davidson County, Tennessee, Cumberland Trust & Investment Company and Catherine Robette Campbell, as Co-Trustees, conveyed said undivided 13.1% interest to Robert H. DeMoss, Jr. and Judith DeMoss Campbell.

By Quitclaim Deed dated September 13, 1995, of record in Book 9812, page 65, Register's Office for Davidson County, Tennessee, Marie DeMoss Horn quitclaimed her interest in the subject property to Marie DeMoss Horn, Trustee, U/A/D August 17, 1995. Said instrument transferred a 50% interest in fee simple absolute. Marie DeMoss Horn died on February 24, 2007. By Quitclaim Deed dated January 23, 2008, of record at Instrument No. 20080125-0007921, said Register's Office, Robert H. DeMoss, Jr., Co-Trustee, and Judith DeMoss Campbell, Co-Trustee, quitclaimed the 50% interest in the subject property of Marie DeMoss Horn, Trustee, U/A/D August 17, 1995, to Robert DeMoss, Jr. and Judith DeMoss Campbell, as equal tenants in common.

At the death of Marie DeMoss Horn, the 36.9% interest formerly conveyed to Marie DeMoss Horn, life tenant under the Will of Elizabeth DeMoss, passed "to my brothers, Wells B. DeMoss and Robert H. DeMoss and to my sister Mrs. Emma Birthright" as "a remainder interest for and during their life time after the death of my sister, Marie. If any one of my brothers or sister dies, then the survivor or survivors will enjoy the entire use of the property during the balance of his or her life, and upon the death of the last life tenant the real estate shall pass to my nieces and nephews who are the children of the life tenants so that the children of each life tenant will take a one-third interest and will share same equally and if any life tenant dies without issue then the nieces and nephews who are the issue of the other two life tenants will take the property so that the children of each life tenant will have a one-half interest to be shared equally by them and if only one life tenant dies survived by children, then and in that event, the issue shall take the entire real estate ..." as set forth in said Will. By Affidavit of Heirship recorded at Instrument No. 20121205-0111982, Register's Office for Davidson County, Tennessee, it was established that the sole remaindermen under the Will of Elizabeth DeMoss are Robert H. DeMoss, Jr. and Judith DeMoss Campbell, and that they succeeded to the entire 36.9% interest as remaindermen under the will of Elizabeth DeMoss.

By virtue of the foregoing, the subject property is vested in Robert H. DeMoss, Jr. and Judith DeMoss Campbell.

Pursuant to Order Approving Contract For Sale of Real Estate filed with in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P407and recorded at Instrument No. 20130222-0017874, sale of the interest of Robert H. DeMoss, Jr., in the subject property was approved and Catherine Robette Campbell, Conservator for Robert H. DeMoss, Jr., was authorized to execute the deed to said interest.

The subject property is not the usual place of residence of either of Grantors.

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 Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, page 104, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers granted to City of Belle Meade of record in Book 5787, page 440, Register's Office for Davidson County, Tennessee.

This is improved property known as 923 Westview Avenue, 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 our hands this 20th day of February, 2013.

Catherine Robette Campbell, Conservator of the Person and Property of Robert H. DeMoss, Jr.

Judith DeMoss Campbell

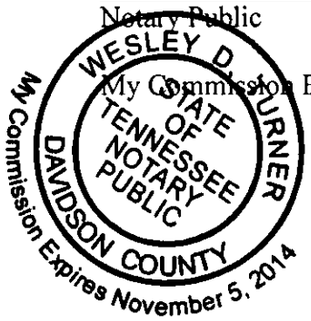
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE ROBETTE CAMPBELL, CONSERVATOR OF THE PERSON AND PROPERTY OF ROBERT H. DEMOSS, JR.**, 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 20th day of February, 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, **JUDITH DEMOSS CAMPBELL**, 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 20th day of February, 2013

Notary Public

My Commission Expires: _____

