BILL GARRETT, Davidson County
Trans:T20130015993 DEEDWARRSP
Recvd: 02/26/13 15:31 2 pgs
Fees:13.00 Taxes:129.50

20130226-0019258

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Jerry Earwood	{New Owner	}
{6558 LEIPERS CREEK RD	{	} Map and Parcel }
{COLUMBIA, TN 38401	{	}82-7-180 }
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. }

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Marshall I. Karr, Trustee with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Jerry Earwood, a married man** (The "Grantee"), his heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of East Nashville Real Estate Company, as of record in Plat Book 57, page 11, Register's Office for said County.

Said Lot No. 40 fronts 50 feet on the Southerly side of Hancock Street and runs back between parallel lines, 176 feet, to an alley.

Being the same property conveyed to Marshall I. Karr, Trustee with full power to mortgage, sell, convey and encumber without joinder of any third part beneficiary, by Warranty Deed from Robert Lee Whitaker and wife, Louise Short Whitaker of record at Instrument Number 20060613-0070384, Register's Office for Davidson County, Tennessee, dated May 30, 2006 and recorded on June 13, 2006. Any marital interest of Jacquelyn R. Karr was divested in the Marital Dissolution Agreement and final Decree and Divorce between Jacquelyn R. Karr and Marshall I. Karr recorded as Instrument No. 20110923-0073993 and Instrument No. 20111216-0098297, both recorded in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing as shown on plat of record in Plat Book 57, page 11, said Register's Office for Davidson County, Tennessee.
3. This conveyance is subject to all restrictions, easements, and planning documents of record, and current years taxes and subsequent years, alien not yet due and payable.

This is unimproved real property commonly known as 317 Hancock Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Carmen Coates
Affiant

Subscribed and sworn to before me this 26th **day of February, 2013.**

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of February, 2013.

Marshall I. Karr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Marshall I. Karr, Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY