WARRANTY DEED

This Instrument Prepared By:
Angela Harrell, 4227 West Hamilton Road, Nashville, TN 37218

New Owner:	Send Tax Bills To:	Map-Parcel:
Donald Bernard Bryant, Sr. 1701 Seminary Street Nashville, TN 37207	Donald Bernard Bryant, Sr. 606 W. Nocturne Dr. Nashville, TN. 37217	071-09-0-058.00

For and in Consideration of the sum of Ten Dollars and 00/100's ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **GENEVA G. ABERNATHY and JEWEL WRIGHT, TRUSTEE OF THE GENEVA G. ABERNATHY REVOCABLE TRUST,** hereinafter call the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DONALD BERNARD BRYANT, SR.**, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the westerly one-half of Lot No. 11 on the Map of W.H. Nance's Subdivision of Lot No. 14 on Brooklyn Plan, as of record in Book 332, Page 14, Register's Office for said County.

Said part of Lot No. 11 fronts 80 feet on the southerly side of Page Avenue and runs back and between parallel lines, with the easterly margin of North 2nd Street, 100 feet to a dead line.

Being the same property conveyed to Donald E. Jackson, Jr., as Trustee of Geneva G. Abernathy Revocable Trust, by Warranty Deed, dated July 5, 2000, of record in Instrument No. 20000705-0066558, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jewel Wright, Trustee of the Geneva G. Abernathy Revocable Trust, by Notice of Removal of Trustee of the Geneva G. Abernathy Revocable Trust dated November 11, 2011, of record in Instrument No. 20111114-0088844, and in Correction Notice of Removal of Trustee of the Geneva G. Abernathy Revocable Trust dated February 7, 2013, of record in Instrument No. 20130208-0013245, Register's Office of Davidson County, Tennessee.

This improved property is known as 1701 Seminary Street, Nashville, TN 37207

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. WE do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and 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 our hands this 5th day of April, 2013

Geneva G Abernathy
Geneva G. Abernathy

Jewell Wright Trustee of the Geneva G. Abernathy Revocable Trust
Jewel Wright, Trustee of the Geneva G. Abernathy Revocable Trust

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

BILL GARRETT, Davidson County
Trans:T20130027861 DEEDWARR
Recvd: 04/05/13 13:42 2 pgs
Fees:13.00 Taxes:37.00
20130405-0033881

Before me, the undersigned, a Notary Public in and for said County and State, the within named **Geneva G. Abernathy** and **Jewel Wright, Trustee of the Geneva G. Abernathy Revocable Trust**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that **Geneva G. Abernathy** and **Jewel Wright, Trustee of the Geneva G. Abernathy Revocable Trust** executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 5th day of April, 2013.

My Commission Expires:
My Commission Expires: July 8, 2013

Notary Public

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

The actual consideration for this transfer is $10,000.00

Donald B. Bryant Sr.
Affiant

Witness my hand and official seal this 5th day of April, 2013.

My Commission Expires:
My Commission Expires: July 8, 2013

Notary Public

Sworn and subscribed to me this 5th day of April, 2013.

ANGELA HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY