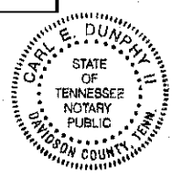
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/13 13:49 2 pgs
Fees:13.00 Taxes:148.00
20130418-0038737



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$ 40,000.00

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 9th day of April, 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 810 Chickasaw Avenue Trust	SAME	071-12-0-161.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jewell Ernestine Woods, as sole devisee under the Last Will and Testament of Ocie Jewell Powell and as Executor of the The Estate of Ocie Jewell Powell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 810 Chickasaw Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 61 on the plan of Victory Heights, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 61 fronts 60 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet tot a dead line.

Being the same property conveyed to E.O. Powell and wife, Ocie J. Powell, by deed from Earl Porterfield and wife, Alma E. Porterfield, on April 12, 1952, of record in Book 2042, page 498, Register's Office for Davidson County, Tennessee. The said E.O. Powell having died leaving property to Ocie J. Powell by right of survivorship. Ocie J. Powell died testate on January 26, 2012, a resident of Davidson County, Tennessee, and her last will and testament, naming Jewell Ernestine Woods, as her sole beneficiary, was admitted to probate by the Probate Court of Davidson County, Tennessee on June 27, 2012 at Cause No. 12P906. Jewell E. Woods qualified as Executrix of The Estate of Ocie Jewell Powell and does hereby execute this deed pursuant to the authority granted in aforesaid will.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 97, Register's Office Davidson County, Tennessee.

This is improved property known as: **810 Chickasaw Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 9th, 2013.

The Estate of Ocie Jewell Powell

Jewell Ernestine Woods
By Jewell Ernestine Woods, individually and as Executrix

STATE OF New York
COUNTY OF Erie

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared *Jewell Ernestine Woods to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

* Individually, and as Executrix of The Estate of Odie Jewell Powell

WITNESS my hand and Official Seal at office this April 9th, 2013

My commission expires 12/16/2013

Notary Public

COLETTE R. GORMLEY
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 12/16/2013

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY