NEW PROPERTY OWNER IS AND SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
John M. Davis 4815 Drake Branch Road Nashville, TN 37218	Joseph L. Lackey, Jr. 2400 Crestmoor Road Nashville, TN 37215
Map 082-03-0091	

Warranty Deed

FOR AND IN CONSIDERATION of the sum of **TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS,** cash in hand paid, the receipt of which is hereby acknowledged, we, **MILDRED W. DAVIS AND GLORIA W. LUTTRELL,** Individually and as Co-Trustees with Full Powers to Sale of the Woodroof Family Trust have this day bargained and sold and by these presents do hereby transfer and convey unto, **JOHN M. DAVIS,** his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

> LAND in Davidson County, Tennessee, being Lot No. 155 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for said County.
>
> Said Lot No. 155 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet to an alley.
>
> Being the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, individually, and as Trustees of the Woodroof Family Trust by substitute Trustee's Deed of record in Book 5221, page 57, RODC.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2013 real estate taxes which are to be pro-rated, applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

This is improved property at 1000 North 2nd Street, Nashville, TN 37207.

WE FURTHER COVENANT with the said **GRANTEE** and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said **GRANTEE**, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

This property being sold "AS IS."

WITNESS our hands this, the 23rd day of May, 2013.

Mildred W. Davis
Mildred W. Davis, Individually

Gloria W. Luttrell
Gloria W. Luttrell, Individually

Mildred W. Davis
Mildred W. Davis, Co-Trustee of the Woodroof Family Trust

Gloria W. Luttrell
Gloria W. Luttrell, Co-Trustee of the Woodroof Family Trust

BILL GARRETT, Davidson County
Trans:T20130044677 DEEDWARR
Recvd: 05/29/13 14:11 2 pgs
Fees:13.00 Taxes:92.50
20130529-0054063

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MILDRED W. DAVIS AND GLORIA W. LUTTRELL, Individually, and as Co-Trustees of the Woodroof Family Trust, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 23rd day of May, 2013.

NOTARY PUBLIC

My Comm. Expires: 3/3/14

OATH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 23rd day of May, 2013.

NOTARY PUBLIC

My Comm. Expires: 3/3/14