NEW OWNER:

ARTMAS L. WORTHY
1700 D.B. TODD, JR., BLVD
NASHVILLE, TN 37208

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 13-0326

Map & Parcels: 08115036200 & 08115036400

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130045383 DEEDWARR
Recvd: 05/31/13 10:46 3 pgs
Fees:18.00 Taxes:851.00
20130531-0055014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NOAH HORACE MANN, JR. and wife, BARBARA E. MANN** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ARTMAS L. WORTHY**, ("Grantee"), his heirs and assigns, forever, the following tracts or parcels of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

PARCEL A:
A certain tract of land in Davidson County, Tennessee, and being Lots Nos. **5 and 6** in Bransford Realty Company's Subdivision of part of the Corlew Property, as of record in Book 421, Page 78, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 5 and 6 front 35 feet each on the southerly side of Thompson Street, and runs back 162 feet to an alley, and each shows 34 ½ feet thereon.

Being the same property conveyed to **Noah Horace Mann, Jr. and wife, Barbara E. Mann**, Trustees u/a/d November 14, 1994, by Quitclaim Deed dated November 14, 1994, from N. Horace Mann, Jr. and wife, Barbara E. Mann, Individually, of record in Book 9533, Page 692, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as 1725 Knowles Street, Nashville, Tennessee 37208.

PARCEL B:
A certain tract of land in Davidson County, Tennessee and being Lot No. **4** and the easterly part of Lot No. 3 on the Plan of the Bransford Realty Company's subdivision of part of the Corlew property, as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Thompson Street at the corner of Lots 4 and 5; thence with the southerly margin of said street westerly 36 feet to Vaughter's northeast corner; thence with his east line southerly 162 feet; more or less, to the northerly margin of an alley at a point one-half foot westerly from the corner of Lots 3 and 4; thence with the northerly margin of said alley easterly 35-1/2 feet to the corner of Lots 4 and 5; thence northerly with the line between said two lots 162 feet to the beginning.

Being the same property conveyed to **N. Horace Mann, Jr. and wife, Barbara E. Mann**, by Order Approving Sale of Real Estate dated August 14, 1985, from C. Allen High, Chancellor, of record in Book 6649, Page 612, in the Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY known as 1727 Knowles Street, Nashville, Tennessee 37208.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 421, Page 78, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

N. HORACE MANN, JR. is one and the same person as NOAH HORACE MANN, JR.

WITNESS OUR SIGNATURES hereto this 23rd day of May, 2013.

NOAH HORACE MANN, JR.

BARBARA E. MANN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NOAH HORACE MANN, JR. and wife, BARBARA E. MANN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of May, 2013.

NOTARY PUBLIC

My commission expires: 10/8/15

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$230,000.00** .

AFFIANT

Sworn to and subscribed to before me this 23rd day of May, 2013.

NOTARY PUBLIC

My commission expires: 10/8/15

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY