This Instrument was prepared by: Renard A. Hirsch, Sr., Esq. SMITH & HIRSCH, PLC 3250 Dickerson Pike, Ste 121 Nashville, TN 37207 BILL GARRETT, Davidson County Trans:T20130047460 DEEDWARR Recvd: 06/06/13 15:10 2 pgs Fees:13.00 Taxes:129.50 20130606-0057768	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual Consideration or value of this transfer, whichever is greater, is $ 35,000.00 Affiant SWORN to and subscribed before me on this 5th day of June, 2013. Notary Public My commission expires: My Commission Expires MAY 5, 2015

Address New Owner	*Send Tax Bills To:*	*Map-Parcel Nos.:*
Regina Faye Martin 4134 Ashland City HWY Nashville, Tennessee 37218-2412	Same	070-08-0-186.00

WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between, GAIL ACKLEN TAYLOR, hereinafter referred to as, GRANTOR, and REGINA FAYE MARTIN hereinafter referred to as GRANTEE.

W I T N E S S E T H :

That for and in consideration of $35,000.00 (Thirty Five Thousand and 00/100 Dollars) and other good and valuable consideration, paid by the GRANTEE to GRANTOR, receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and transfers to the GRANTEE, her successors and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land lying and being in Davidson County, Tennessee and more particularly described as follows:

> Being the southerly 50 feet of northerly 100 feet of Lots 1 to 4, inclusive, on the Plan of Haynie's Subdivision of Blocks Nos. 1 and 2, of Block "B", in the Haynie's Free Silver Plan, of record in Book 161, Page 92, Register's Office for said County.
>
> Said parts of Lots 1 to 4, inclusive, fronts 50 feet on the easterly side of Free Silver Road, formerly Bryan Street, and extends back between parallel lines 100 feet to a dead line.

Being the same property conveyed to EHRAI ACKLEN ZAPP by deed from MAEOLA ROBY, VIRGINIA ANDERSON and LAURA DALE, HEIRS-AT-LAW OF EMMA COVINGTON, Deceased of record in Book 11433, Page 990, dated April 14, 1999, said Register's office. EHRAI ACKLEN ZAPP has since conveyed her interest in said property to MONICA D. EDWARDS, TRUSTEE, who in turn conveyed to EHRAI ACKLEN ZAPP and GAIL ACKLEN TAYLOR, JOINTLY WITH RIGHTS OF SURVIVORSHIP by quitclaim deed of record in Instrument No. 20080423-0041540, dated April 21, 2008, said Register's Office. EHRAI ACKLEN ZAPP died in 2013 leaving GAIL ACKLEN TAYLOR as the surviving joint tenant.

This is improved property commonly known as 907 Free Silver Road, Nashville, Tennessee 37207.

This conveyance is made to the Grantee, her successors and assigns.

To have and to hold said tract or parcel of land, together with all privileges and appurtenances thereto belonging to the said GRANTEE and her successors and assigns in fee simple forever.

Grantor covenants that she is seized of said land in fee and has the right to convey the same in fee simple; that the same is free and clear of all encumbrances, except a lease with Steve Durden, the party in possession, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, said GRANTOR has hereunto set its signature on the date below written.

WITNESS my hand this 5th day of June, 2013.

GAIL ACKLEN TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public in and for said County and State, the within named GAIL ACKLEN TAYLOR, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 5th day of June, 2013.

RENFRO A. HIRD, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: My Commission Expires MAY 5, 2015