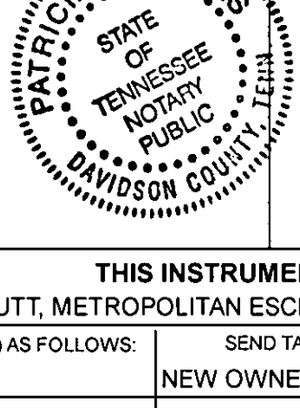
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2014

Notary Public:

MY COMMISSION EXPIRES: 8/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Eugene Collins	NEW OWNER	Parcel ID:
36 Belcavo Circle		13301006800
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

The Estate of Carrie Jones Beatty

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Eugene Collins , unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 29 and the easterly 10 feet of Lot No. 30 on the Plan of Wm. Coleman's Subdivision of 7.08 acres off the West part of Radnor College Lands, of record in Book 547, Page 181, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 and the easterly 10 feet of Lot No. 30 of said subdivision adjoin and front together 60 feet on the north side of Drake Avenue and run back between parallel lines 193 feet to an alley in the rear on which they measure 60 feet.

BEING the same property conveyed to Thomas C. Beatty and wife, Carrie J. Beatty by deed from Alexander Jones and Jessie Jones, of record in Book 3278, Page 547, dated August 31, 1961, Register's Office for said County. The said Thomas C. Beatty predeceased Carrie J. Beatty on April 17, 1991. The said Carrie J. Beatty died January 23, 2014. The Grantors herein execute this instrument as Heirs of the Estate of Carrie Beatty Jones pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 14P500.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 181, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 512 Drake Aveue, Nashville, TN 37211

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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.

BILL GARRETT, Davidson County
Trans:T20140025636 DEEDWARR
Recvd: 04/16/14 10:36 2 pgs
Fees:13.00 Taxes:222.00
20140416-0031709

Witness my hand this 15th day of April, 2014.

The Estate of Carrie Jones Beatty
BY:

Thomas J. Beatty, Heir

Carolyn B. Payne, Heir

Jessie Miller, Heir

Alex J. Beatty, Heir

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 Thomas J. Beatty, Carolyn B. Payne, Jessie Miller, and Alex J. Beatty, Heirs of the Estate of Carrie Jones Beatty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.