Box 41 BOOK 8468 PAGE 902

THIS INSTRUMENT PREPARED BY:

Ansel L. Davis and Associates, P.C.
2000 One Dominion Tower
150 Fourth Avenue North
Nashville, Tennessee 37219

**GENERAL WARRANTY DEED**

| ADDRESS NEW OWNERS | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Ellena and Tom Quertermous<br>3417 Valley Brook Rd.<br>Nashville, TN 37215 | Same | 117-09-0<br>052.00 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $400,000.00

Subscribed and sworn to before me, this 21ST day of October, 1991.

Mary Follin
Mary Follin

Vicki M. Southward
Notary Public

My Commission Expires:
January 23, 1993

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by Ellena and Tom Quertermous, husband and wife (hereinafter referred to as the "Grantees"), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Mary Follin, a single person (hereinafter referred to as the "Grantor"), has bargained and sold and by these presents does hereby transfer, sell, assign, set over and convey unto the Grantees as tenants by the entireties, their successors and assigns forever, that certain real property situated in Davidson County, State of Tennessee, more particularly described as follows:

**TRACT 1:**

Being the southeast part of Lot No. 4 of Block No. 8 on the plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described

according to a copy of a survey made May 24, 1938, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the northwesterly margin of Valley Brook Road, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, north 52 deg. west 170 feet to a stake; thence south 41 deg. 30' west 195 feet to a stake in the line between Lots Nos. 4 and 5; thence with the line between said lots, south 59 deg. 30' east 195 feet to the northwest corner of Valley Brook Road; thence with the margin of the same, northeasterly 171.1 feet to the point of beginning.

**TRACT 2:**

Being part of Lot No. 4 of Block 8 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Woodmont Circle at the corner of Lots Nos. 3 and 4; thence southwardly 200 feet, more or less, to the common corner of Lots Nos. 4, 5 and 12; thence north 41 deg. 30' east 195 feet to the line between Lots Nos. 3 and 4; thence with the line between said two lots, north 52 deg. west 157.7 feet to the beginning.

Being the same property originally conveyed to Ansel L. Davis and then wife, Mary Follin-Davis by Deed from James E. Woodard, Executor under will of Anne Woodard-Anderson, Deceased of record in Book 6026, Page 776, Register's Office for Davidson County, Tennessee and as to which Ansel L. Davis conveyed his interest to Mary Follin Davis by Quitclaim Deed dated September 12, 1989.

This is improved property commonly known as 3417 Valley Brook Road, Nashville, Tennessee.

The conveyance made hereby is subject to the following specific exceptions:

Easement for public utilities as set out in Deed of Record in Book 1090, page 294, Register's Office for Davidson County, Tennessee.

Easement for telephone and light wires and pipe lines reserved in Deed of Record in Book 1883, page 346, Register's Office for Davidson County, Tennessee.

Taxes for 1991 have been prorated and are assumed by the Grantees.

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever; and the undersigned does covenant with the said Grantees that the undersigned is lawfully seized and possessed of said real property in fee simple, has a good right to convey the same, and that the same is unencumbered except as set forth above.

Said Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of October, 1991.

Mary Follin

Mary Follin
An Unmarried Person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Vicki M. Underwood of the state and county aforesaid, personally appeared Mary Follin, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 21st day of October, 1991.

Vicki M. Underwood

Notary Public

My commission expires:

January 22 1993

5.6.J 9 9.

04902399.01/23/05

IDENTIFICATION REFERENCE

Oct 22 3 15 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0027 10/22 0101 03CHECK 3 1490.00

**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8468 PAGE 905

| | | |
|---|---|---|
| CO CONVEYANCE | CC CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 9.00
TOTAL 1490.00
CHECK 1490.00

10/22/91 01 15:17 0001 5027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.199.

IDENTIF. REFERENCE

OCT 22 3 15 PM '91

FELIX Z WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 469763