This instrument prepared by: Mr. Patrick Johnson, Esq.
127 South Third Street
Clarksville, Tennessee 37040

145-12
27

WARRANTY DEED

In accord with the terms of the Last Will and Testament of Roberta M. Chambers Llovet and pursuant authority granted by the State of Tennessee, we, Patrick Johnson and Billy C. Gilmore as the co-executors of the Estate of Roberta M. Chambers Llovet, do hereby transfer and convey to Mr. Richard Llovet a life estate in the property described below with an equal remainder interest in said real property to Ms. Patti Llovet-Hughes, Ms. Denise R. Llovet and Ms. Terise Cannavaro, their assigns and heirs, a certain tract of land described as follows:

> Being Lot No. 17 on the plan of Lakeview Manor, as of record in Book 2133, pages 39-41, Register's Office for Davidson County, Tennessee described as follows:
>
> Beginning on the southerly margin of Norfleet Drive at the corner of Lots Nos. 16 and 17; thence with the line between said two lots, southwardly 316 feet; thence north 77 degrees, 10 degrees, east 53.5 feet and continuing with the same north 61 degrees, 52 minutes east 148 feet to the corner of lots Nos. 17 and 18; thence with the line between said two lots, northwestwardly 300.4 feet to the southerly margin of said Norfleet Drive; thence with the same, westwardly 160 feet to the beginning.
>
> Being the same property conveyed to Robert W. Llovet and Roberta M. Chambers Llovet from F. N. McNeil by a Warranty Deed recorded at Book 2281, Page 571 in the Register of Deeds Office for Davidson County, Tennessee. Robert W. Llovet having predeceased Roberta M. Chambers Llovet and was therefore survived by Roberta M. Chambers Llovet who herself died on March 17, 1994. Said property has been vested in Patrick Johnson and Billy C. Gilmore as the co-executors of the Estate of Roberta M. Chambers Llovet, Case # 94P-446, Probate Court for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto their heirs and assigns, forever; and we do covenant that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and, solely in our capacity as co-executors of the Estate of Roberta M. Chambers Llovet do warrant and forever defend the title to the said land, their heirs and assigns forever, against the lawful claims of all persons whomsoever.

Patrick Johnson

Billy Gilmore

State of Tennessee

County of Montgomery

Personally appearing before me, the below signed notary public in and for said county and state, the within named Patrick Johnson, as co-executor of the Estate of Roberta M. Chambers Llovet, with whom I am personally acquainted and who acknowledged that he executed this document for the purposes contained therein. Witness my hand and official seal on this the 6 day of July, 1995.

Notary Public

My Commission Expires: 2-16-98

State of Texas

County of Wichita

Personally appearing before me, the below signed Notary Public in and for said county and state, the within named Billy Gilmore, as co-executor of the Estate of Roberta M. Chambers Llovet, with whom I am personally acquainted and who acknowledged that he executed this document for the purposes contained therein. Witness my hand and official seal on this the 26 day of June, 1995.

Notary Public

My Commission Expires: 12-18-97

JO KATHARINE SMITH
Notary Public, State of Texas
My Commission Expires Dec 18, 1997

Address of New Owner: Mr. Richard Llovet
TAX BILLS – 1013 Norfleet Drive
Nashville, Tennessee 37220

The actually consideration or value, whichever is greater, for this transfer is $0.

Patrick Johnson

Subscribe and sworn to before me on this the 6 day of July, 1995.

Notary Public

My Commission Expires: 2-16-98

00082053

IDENTIFICATION REFERENCE

95 JUL 25 PM 1:33

REGISTER
KY. TN.

1435.00 95 0101 03CHECK

8.00