BOOK 9784 PG 278

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cw/ljh) Title No: 36834
Dav. Co. File: Box 8

98 DEC -5 PM 1:23

9805713

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Melissa L. Peters<br>215 Scotland Place<br>Nashville, TN 37205 | Third National Bank In Nashville<br>201 Fourth Avenue North<br>Nashville, TN 37219 |

**TAX MAP-PARCEL NUMBERS: 116-14-044**

# *WARRANTY DEED*

DEED 12/05 0101 CHECK 628.75

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen W. Dillon, and Ann B. Sitton, as Co-Executrices under the will of Patricia White Bradshaw,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa L. Peters, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lots No. 40 and 41 on the plan of Belle Meade Subdivision, of record in Book 1130, page 3, Register's Office for said County.

SAID Lots No. 40 and 41 fronts together 122 feet on the southerly margin of Scotland Place and extends back 150 feet on the westerly line and 150 feet on the easterly line with the westerly margin of Bellevue Drive East to a dead line in the rear, measuring 120 feet thereon.

BEING the same property conveyed to Patricia White Bradshaw by deed from C. W. Alexander of record in Book 5047, page 810, said Register's Office. The said Patricia White Bradshaw has since died, and tie Will of Patricia White Bradshaw of record in Will Book 199, page 204, Probate Court Clerk's Office for Davidson County, Tennessee, has appointed Ellen W. Dillon and Ann B. Sitton, as Co-Executrixes with full power to sell and convey subject property. Letters Testamentary to Ellen W. Dillon and Ann B. Sitton of record in Minute Book 397, page 289, Probate Court Clerk's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to an easement for water mains if any, as set out in the agreement between Nashville Water Company, Inc. and Meredith Caldwell, Trustee of record in Book 1105, page 73, said Register's Office and to the restrictive covenants of record in Book 1066 Page 618 said Register's Office, and to the matters set forth in the referenced Plan of record. **This is improved property, known as:** 215 Scotland Place, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of September, 1995.

Ellen W. Dillon, Executrix

Ann B. Sitton, Executrix

State of Tennessee
County of Davidson

On this 1st day of September, 1995, before me the undersigned authority, personally appeared **Ellen W. Dillon, Executrix** and **Ann B. Sitton, Executrix**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

**AFFIDAVIT**

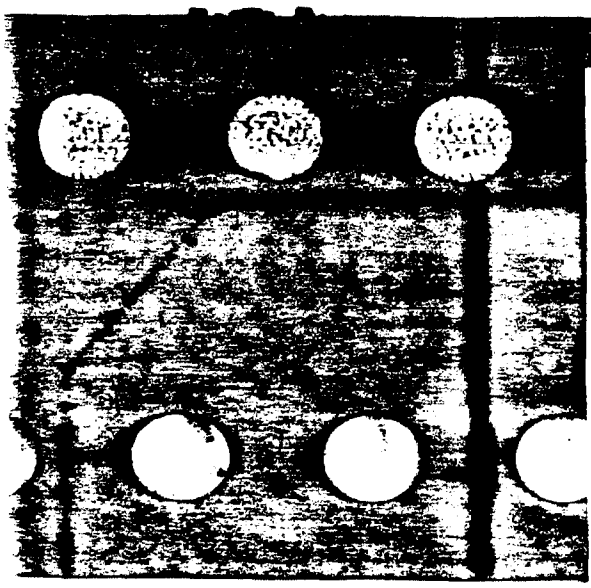
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 167500.00

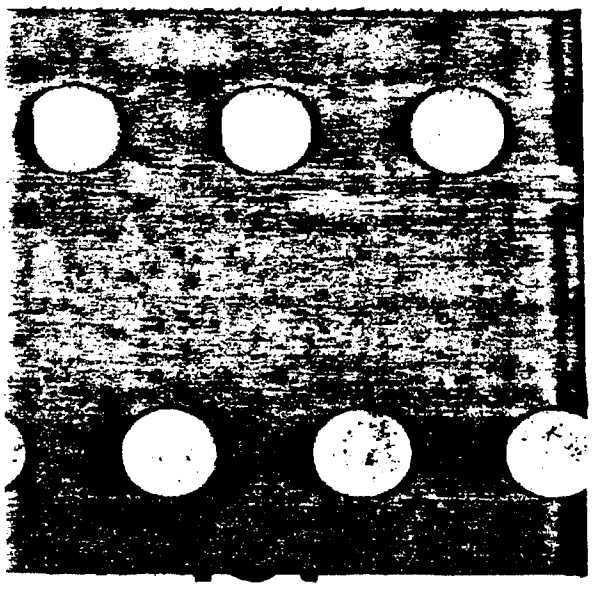
Affiant

Sworn and subscribed before me on the 1st day of September, 1995.

My Commission Expires: _____ Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9784 PG 280

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 167500.00 |
| | | | CON TX | 619.75 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 628.75 |
| | | | CHECK | 628.75 |
| 09/05/95 | 01 | 13:31 | 0001 | 0292 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0096748
IDENTIF. & REFERENCE

95 SEP -5 PM 1:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.**949191