New Owners:

Real Property Tax Responsibility:
PANSIE K. McLERRAN and JANE B. CANTRELL
127 Taggart Avenue
Nashville, TN 37205

Map 130-5, Parcel 96

This Instrument Prepared By:
Diana F. Monroe
Attorney at Law
Celina, TN 38551

This preparer makes no representation or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer and without her conducting a title search.

WARRANTY DEED

BOOK 9324 PG 67

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, we, PANSIE K. McLERRAN and JANE B. CANTRELL, hereinafter called Grantors, have this day bargained and sold and do by these presents sell, transfer, and convey unto PANSIE K. McLERRAN and JANE B. CANTRELL, **as JOINT TENANTS with right of SURVIVORSHIP**, hereinafter called Grantees, their heirs and assigns, that certain tract of land situated Davidson County, Tennessee, and more particularly described as follows, to-wit:

TRACT NO. 1:
BEING Lot No. 11, Block "F" on the 2nd Revised Plan Highlands of Belle Meade Blocks E, F, G, H and K, of record in Book 1130, page 71 and 72, Register's Office for said County.

Said Lot No. 11 of Block "F", which is a corner lot fronts 85 feet on the southerly margin of Taggart Avenue and fronts 180 feet on the easterly margin of Cross Hill Road, said frontages being joined by a curve having a length of 31.42 feet, and extends back 105 feet on the southerly line and 200 feet on the easterly line to a point of intersection.

And being the same lands conveyed to PANSIE K. MCLERRAN, unmarried, AND JANE B. CANTRELL, unmarried, by warranty deed from Vicki J. Wigginton Martin, dated March 24, 1995, and recorded at Deed Book 9630, page 208, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 1130, page 71 and 72 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

TRACT NO. 2:

LAND IN DAVIDSON COUNTY, Tennessee, being the Easterly one-half of Cross Hill Road adjoining the Westerly lot line of Lot No. 11 of Block "F" on the Map of the Second Revised Plan, Highlands at Belle Meade, No. 2, of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

BEING A PORTION of said 50 foot abandoned by Ordinance No. 093-739 of the Council of the Metropolitan Government of Nashville and Davidson County.

This conveyance is made subject to any and all matters showing on the herein referenced plan of record in said Register's Office.

This is improved property, known as 127 Taggart Avenue, Nashville, Tennessee 37205.

BOOK 9924 PG 68

And being the property conveyed to Pansie K. McLerran and Jane B. Cantrell, by Warranty Deed from Vickie J. Wigginton Martin and husband, George William Martin, dated __ _____, and recorded at Deed Book 9630 page 208, Register's Office of Davidson County, Tennessee.

THE PURPOSE OF THIS DEED IS TO CREATE A JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

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 and lawful right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness our hands on this the 2nd day of January, 1996.

PANSIE K. McLERRAN

JANE B. CANTRELL

FRED M. BOYCE

JULIA BOYCE

STATE OF TENNESSEE

COUNTY OF Williamson

BOOK 9924 PG 69

Personally appeared before me, the undersigned authority in and for said County and State, the within named PANSIE K. McLERRAN, the grantor, with whom I am personally acquainted and who acknowledged that she executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 2nd day of January, 1996.

P M Wallenberg
Notary Public

My Comm. Expires: 9-18-99

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority in and for said County and State, the within named JANE B. CANTRELL, the grantor, with whom I am personally acquainted and who acknowledged that she executed the foregoing deed for the purposes therein contained.

Witness my hand and seal this the 2nd day of January, 1996.

P M Wallenberg
Notary Public

My Comm. Expires: 9-18-99

AFFADAVIT

I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant 1/2/96 / Jane B. Cantrell 1-2-96

01 01/22 0101 03CHECK 12.00

Sworn to and subscribed to before me this 2nd day of January 1996.

P M Wallenberg
Notary Public
My Commission Expires: 9-18-99

PICK-UP

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