Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOOK 11118 PAGE 732

39-B
File #98-1692

# WARRANTY DEED

**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 **Ruby P. White Estate, by Katheryn C. Culbertson, Administratrix cta** , , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Deutschmann,** , 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 near Nashville in Davidson County, Tennessee, Being the north 50 feet of Lot No. 8 on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said County.

Said part of said Lot no. 8 fronts 50 feet on the easterly side of Kenner Avenue and runs back between lines 253.5 feet on the north line and 250 feet, more or less on the south line, to a 10 foot reserve strip on which it measures 50.08 feet.

Being the same property devised to Ruby Prendergast White (aka Ruby P. White) by the Will of Mollie Prendergast of record in Will Book 161, page 843 Probate Clerk's Office for Davidson County, Tennessee. Said Ruby P. White died testate, and Katheryn C. Culbertson was appointed Administratrix cta by Order of the Chancery Court for Hickman County, Tennessee, a certified copy of an Order being recorded herewith authorizing the sale and conveyance of said property.

* and attached

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and the 1998 property taxes with have been prorated between the parties..

**This is improved property, known as:** 116 Kenner Avenue, 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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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.

2757 09/18 0101 03CHECK 595.90

**WITNESS THE EXECUTION HEREOF** this 11th day of September, 1998

Ruby P. White Estate Katheryn C. Culbertson Adm.

**Ruby P. White Estate by Katheryn C. Culbertson,**
**Administratrix cta**

98 SEP 18 PM 4:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
04896888

**State of Tennessee )**
**County of Davidson )**

On this the 11th day of September, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Katherine C. Culbertson, as Administratrix of the Estate of Ruby P. White Estate** , the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: [redacted] $157,000.00 MD

Mark Deutsch
Affiant

Sworn and subscribed before me on this the 11th day of September, 1998.

Notary Public

My Commission Expires: 9-29-2001

**NEW OWNER:**
**Mark Deutschmann**
1912 21st Ave. So,
**Nashville, TN**
37212

**RESPONSIBLE FOR TAX PAYMENT:**
**SAME**

**TAX MAP-PARCEL #:**
**116-3-56**

BOOK 11118 PAGE 734 39-B

FILED: Sept 9 1998

Sue Smith
Clerk & Master
by Linda Bassett

IN THE CHANCERY COURT FOR HICKMAN COUNTY
AT CENTERVILLE, TENNESSEE

IN THE MATTER OF THE ESTATE OF
RUBY P. WHITE, Deceased

NO. 98 3276P

ORDER

This cause came on to be heard before the Honorable Claudia A. Clark, Chancellor, on the 8th day of September 1998.

Based on an examination of the Petition, with supporting documents, the Court finds:

1. That Katheryn C. Culbertson was duly appointed Administratrix cta of the Estate of Ruby P. White, deceased, on the 30th day of April, 1998.

2. That the heir, Deola W. Miller, through her Guardian ad Litem, Jim Rice, desires to sell the property at 116 Kenner Avenue, Nashville, Davidson County, Tennessee.

3. That the Administratrix cta has an offer for the property as evidenced by Exhibits "A" through "D", properly signed by the Administratrix cta and the buyer, and it appears this is the best offer for said property.

4. That in order to complete the legal requirements for Title Insurance and proper recording of an Order to sell, issued by this Court and recorded in the Register's Office for Davidson County, Tennessee, prior to the proposed deed.

IT IS THEREFORE ORDERED AND ADJUDGED THAT:

1. The Administratrix cta, Katheryn C. Culbertson, is hereby authorized to sell the subject property and legally convey to the buyer.

2. Copies of this Order be provided the Administratrix cta for proper recording prior to the proposed deed.

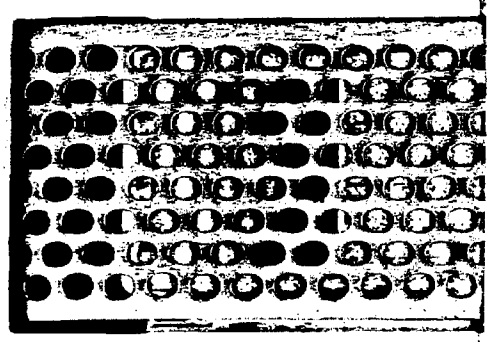
Cornelia A. Clark
CHANCELLOR

APPROVED FOR ENTRY:

Katheryn C. Culbertson

Katheryn C. Culbertson, Atty.
BPR #3953
800 Glen Leven Drive
Nashville, TN 37204-4305

STATE OF TENNESSEE, HICKMAN COUNTY
I, the undersigned Clerk & Master do hereby certify that this is a true and correct copy of the original of this instrument filed in this cause.
This 11th day of Sept, 19 98
Sue Smith, Clerk & Master
By Linda Bassett D.C.



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11118 PAGE 735

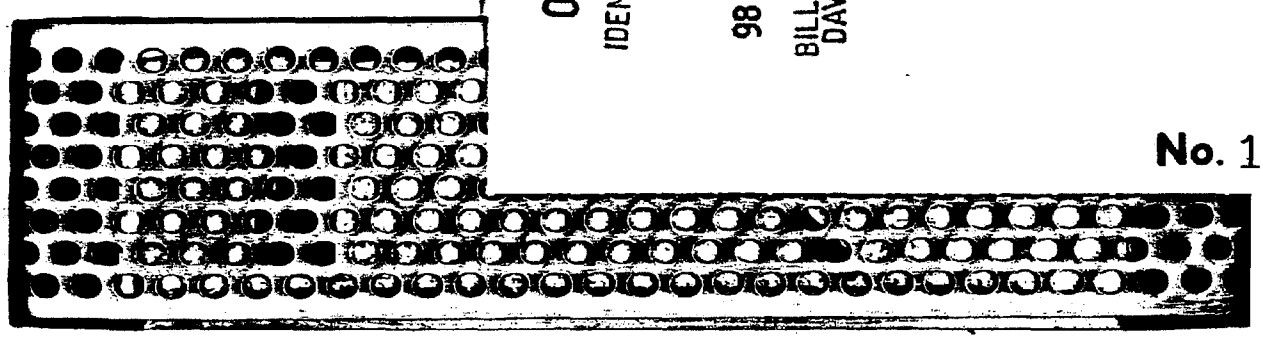
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

| | |
|---|---|
| CAMT | |
| | 157000.00 |
| CON TX | 580.90 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 595.90 |
| CHECK | 595.90 |

09/18/98 01 16:00 0001 2757

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



0489688
IDENTIF. ↑ REFERENCE

98 SEP 18 PM 4:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1348122