THIS INSTRUMENT PREPARED BY: **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 11/08/00 10:40 3pgs Fees:15.00 Taxes:349.65 20001108-0110983	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $94,500.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2000. Notary Public My Commission Expires: 5/30/04

Address New Owner As Follows:
Milton E. Pirtle, and wife
1232 Berwick Trail
Madison, TN 37115

Send Tax Bills To:
SAME

Map-Parcel Number:
052-16-0 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nina L. Bennett, Executrix of the Estate of Ruby Lankford Willingham, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Milton E. Pirtle and wife, Karen K. Pirtle, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 55 on the Map of Marlin Meadows, Section IV, of record in Book 2133, page 67, Register's Office for said County.

Said Lot No. 55 fronts 108 feet on the southwesterly side of Berwick Trail and runs back 252.6 feet on the northwesterly line and 209.9 feet on the southeasterly line to a dead line and measures 148 feet thereon.

Being the same property conveyed to Mike C. Willingham and wife, Ruby L. Willingham by Warranty Deed from Edward E. Marlin and wife, Florence Claudia Marlin, of record in Book 2341, page 455, in the Davidson County Register's Office.

Mike C. Willingham died December 9, 1974. Ruby Lankford Willingham died testate May 10, 2000. The Last Will and Testament of Ruby Lankford Willingham was admitted to probate in the Davidson County Probate Court Clerk's Office at Nashville, Tennessee and is of record in Will Book 236, page 273 of said office. The aforesaid Last Will and Testament expressly provides that "My house located at 1232 Berwick Trail in Madison, Davidson County, Tennessee is to be sold...."

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2196, page 35, and Book 2204, page 339, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2133, page 67, Register's Office for said County.

This is improved property known as 1232 Berwick Trail, Madison, Tennessee.

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 covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 2ND day of October, 2000.

Nina L Bennett Executrix

Nina L. Bennett, Executrix of the Estate of
Ruby Lankford Willingham, deceased

STATE OF TENNESSEE)
COUNTY OF TN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina L. Bennett, Executrix of the Estate of Ruby Lankford Willingham, deceased, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2ND day of October, 2000.

Laura Shoun

Notary Public

My Commission Expires: 5/30/04

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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