Davidson County DEEDWARR
Recvd: 08/27/01 17:17 2pgs
Fees:13.00 Taxes:407.00
20010827-0092604

**NEW OWNER:**

NORMAN H. TAFT
2307 SWEETWOOD DRIVE
NASHVILLE, TN 37214

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map 095.03 Parcel 069.00**

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
**FILE NO: 01-0930**

# D E E D

FOR AND IN CONSIDERATION of the sum of **One Hundred Ten Thousand and 00/100 Dollars ($110,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BILLIE PUCKETT BEERMAN and JUDY PUCKETT PRATT, Co-Executrices of the ESTATE OF ANNIE P. LANNOM** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **NORMAN H. TAFT and wife, CLARA D. TAFT, tenants by the entireties**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, and being Lot No. 132 on the Plan of Merry Oaks, of record in Book 1835, Page 67, Register's Office for said county. Said Lot No. 132 fronts 101 feet on the south side of Sweetwood Road and runs back between lines, 214.9 feet on the east line and 218 feet on the west line, to a line in the rear, measuring 117 feet thereon.
>
> Being the same property conveyed unto ANNIE P. LANNOM, by virtue of a deed from Earl R. Duncan and wife, Mary K. Duncan, dated September 25, 1981, and recorded in Book 5798, Page 695, in the Register's Office for Davidson County, Tennessee. Annie P. Lannom is deceased, and according to the terms of her Will, the Co-Executrices, Billie Puckett Beerman and Judy Puckett Pratt, are authorized and empowered to sell the real property.
>
> This description is the same as in the prior deed.
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 67, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of August, 2001.

Billie Puckett Beerman Co. Ex
BILLIE PUCKETT BEERMAN, CO-EXECUTRIX OF THE ESTATE OF ANNIE P. LANNOM

Judy Puckett Pratt Co-Ex
JUDY PUCKETT PRATT, CO-EXECUTRIX OF THE ESTATE OF ANNIE P. LANNOM

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BILLIE PUCKETT BEERMAN and JUDY PUCKETT PRATT, Co-Executrices of the ESTATE OF ANNIE P. LANNOM,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2001.

GREGORY S. GRIL NOTARY PUBLIC AT LARGE WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/12/2003

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The actual consideration or value, whichever is greater, for this transfer is **$110,000.00**.

Clara D. Pratt
AFFIANT

Sworn to and subscribed to before me this 22nd day of August, 2001.

NOTARY PUBLIC

My commission expires: 5-16-04