Davidson County DEEDWARR
Recvd: 08/22/03 14:49 2pgs
Fees:13.00 Taxes:69.93
20030822-0122491

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Adrian Dexter Samuels	Adrian Dexter Samuels	82-4-287
829 Seymour Avenue	P.O. Box 3854	
Nashville, TN 37206	Belleview, FL 34421	

For good and valuable consideration received, **Peggy D. Mathes, Administrator of the Estate of Estelle S. Douglas** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 03P-368** unto the Grantee, **Adrian Dexter Samuels and June Samuels as tenants in common**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Estelle S. Douglas**, described as follows:

Being part of the south 150 feet of Lot No. 11, Block "C", Nashville Trust Company's Subdivision of the A.W. Shryer's Property, as of record in Book 843, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 11 fronts 50 feet on the north side of Seymour Avenue, and extends back on the westerly line 103 feet and on the easterly line 150 feet to a dead line, measuring 68 feet thereon.

Being the same property conveyed to Albert D. Douglas and wife, Estelle S. Douglas by Deed filed for record in Book 4224, Page 281, Register's Office for Davidson County, Tennessee. Said Albert D. Douglas having predeceased Estelle S. Douglas.

This is improved property known as 829 Seymour Avenue, Nashville, TN 37206.

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the **Estate of Estelle S. Douglas** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of August 2003.

Peggy D. Mathes, Adm.

Peggy D. Mathes, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August 2003, before me personally appeared, Peggy D. Mathes, Administrator of the Estate of Estelle S. Douglas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Estelle S. Douglas, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 15th day of August 2003.

My commission expires:

7-29-06

Notary Public

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,900.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 2003.

Notary Public

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.