23-1093

Register Return to:
Land Title South, Inc.
501 Corporate Centre Dr.
Suite 360
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 12/01/03 14:06 3pgs
Fees:18.00 Taxes:721.50
20031201-0172655

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **24th** day of **November, 2003** by and between **Elizabeth A. Surber n/k/a [redacted] Elizabeth A. Palmer and husband Charles Palmer**, herein after referred to as GRANTOR, and **Jaye K. Bilyeu and Mark M. Bilyeu** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in the 2nd Civil District of Davidson county, Tennessee, being 5.98 acres, more or less, being described according to a survey by J. Bruce Rainey, Surveyor #823, dated July 25, 1995, known as Job #950094, more particularly described as follows:

Beginning at an iron pin set in the center of a 50' joint use ingress, egress and public utility easements, said point of beginning being the Western most corner of the herein described tract and also being the southern most corner of Tract 9 on the plan of the Heath Property ,Division not of record, of which this is a part, and also being in the Easterly line of Tract 8 of said Division; thence, leaving the center of said 50' joint use ingress, egress and public utility easement, and with the line of Tract 9, North 39 deg., 56', 4", East 345.20' to an iron pin, thence leaving the line of tract 9, South 87 deg. 03', 15" East 658.49' to an iron pin, the Northwest corner of Tract 11 of said Division; thence , with the line of Tract 11, South 44 deg., 42', 19" West, 749.15; to an iron pin set in the center of the said 50' joint use ingress, egress and public utility easement; thence, with the center of said easement, the following calls: North 44 deg., 52', 12", west 52.30' to an iron pin; thence, North 46 deg., 32', 08" West 190.32' to an iron pin; thence North 52 deg. 58' 40" West 221.97' to the point of beginning, containing 5.98 acres, more or less.

Included in the above described Tract is one half of the said 50' joint use ingress, egress and public utility easement and in addition to that easement, there is also included a 15' public utility easement that lies adjacent to and immediately Northeast of the said 50' joint use ingress, egress and public utility easement.

Being the same property conveyed to Elizabeth Boosheck and Elizabeth A. Surber as tenants-in-common with the rights of survivorship by Warranty deed from J. Jay Peeler III, dated November 12, 1997, of record in Book 10686, Page 220, Register's Office for Davidson County, Tennessee.

Elizabeth Boosheck predeceased, Elizabeth A. Surber n/k/a Elizabeth A. Palmer and the property now vested in Elizabeth A. Surber n/k/a Elizabeth A. Palmer as rights of survivorship.

Above conveyed property is subject to:

1) Easement of record in Book 10686, Page 220, Register's Office for said county.

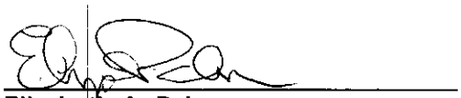
2) Restrictions of record in Book 9778, Page 370, Book 9763, Page 737; Book 9768, Page 264, Register's Office for said county.

This is improved/unimproved property known as: 8686 Poplar Creek Road, Nashville,TN 37221

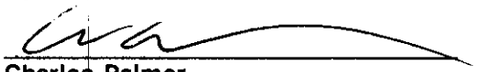
TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set

forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.



Elizabeth A. Palmer
Signature of Seller



Charles Palmer
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth A. Surber n/k/a and Elizabeth A. Palmer and husband, and Charles Palmer** , the within named bargainors, 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, at office, this **24th** day of **November, 2003.**

Carrie E Hughes
Notary Public

MY COMMISSION EXPIRES AUGUST 22, 2005

My Commission Expires:_____

CARRIE E. HUGHES NOTARY PUBLIC AT LARGE MARY COUNTY, TENNESSEE

Name and Address of Property Owner:
Jaye K. Bilyeu and Mark M. Bilyeu
8686 Poplar Creek Road, Nashville, TN 37221

Send Tax Statements to:

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Map & Parcel 140-00-0-057.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$195,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Mark M Bilyeu
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **November, 2003.**

Susan Harville
Notary Public

MY COMMISSION EXPIRES OCTOBER 21, 2007

My Commission Expires: _____

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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