THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Express Settlement** Davidson County DEEDWARR Recvd: 12/30/03 08:29 2pgs Fees:13.00 Taxes:599.40 20031230-0183488	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $162,000.00 Bettye Lynch Bruster Affiant Subscribed and sworn to before me this 19th day of December, 2003. Notary Public My Commission Expires: 9/25/04 GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Benjamin B. Surratt Melissa K. Raines-Surratt 1301 Riverwood Drive Nashville, TN 37216	**Send Tax Bills To:** Same	**Tax Information:** Map No.061.12 Parcel No. 120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bettye Lynch Bruster, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin B. Surratt and wife, Melissa K. Raines-Surratt** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is NOT the principal residence of the Grantor.
This is improved property located at 1301 Riverwood Drive, Nashville, TN, 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of December, 2003.

Bettye Lynch Bruster
Bettye Lynch Bruster

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bettye Lynch Bruster**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2003.

Notary Public

My Commission Expires: 9/25/04

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson, Tennessee, being 59 on the Plan of Map of Eastdale Place, as of record in Plat Book 547, page 29 and 30, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Alice Puryear Talbot by deed from Amanda Yokley Dwyer, of record in Book 2480, page 93, Register's Office for Davidson County, Tennessee. Alice Puryear Talbot died, and by her will of record in Docket #96153, Davidson County, Tennessee, Probate Court Clerk's Office, subject property was devised to Bettye Lynch Bruster and William Everett Talbot. Subject property was also conveyed to Bettye Lynch Bruster and William Everett Talbot by Executor's Deed from Bettye Lynch Bruster, Executrix of the Estate of Alice Puryear Talbot, of record in Book 8317, page 432, Register's Office for Davidson County, Tennessee. William Everett Talbot died on July 22, 2001, and by his will of record as Instrument No. 2097/385643, Davidson County, Tennessee, Probate Court Clerk's Office, his interest in subject property was devised to Bettye Lynch Bruster. His interest in subject property was also conveyed to Bette Lynch Bruster by Executor's Deed from Bill F. Bruster, Executor of the Estate of William Everett Talbot, of record as Instrument No. 20011002-0106449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property
3) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4231, page 692 , Register's Office for Davidson County, Tennessee.
4) All matters appearing on the Plan of record in Book 547, page 29 and 30, Register's Office for Davidson County, Tennessee.