This Instrument prepared by
and after recording return to:
Law Office of G. Miller Hogan II
5123 Virginia Way
Paddock III, Suite A-11
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/03/04 09:42 4pgs
Fees:23.00 Taxes:1450.40
20040503-0049828

Send Tax Bills to New Owner at:

Shari A. Farrell

1921 Otter Creek Road
Nashville, Tennessee 37215

Map & Parcel Number

144-16-003

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Reida G. Gambill** and **Martha G. Publow** as the Co-executrixes of the **Estate of Dorothy A. Groomes** and as the sole beneficiaries under the Last Will & Testament of **Dorothy A. Groomes** also know as **Dorothy Sue Alley Groomes** (hereinafter collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Shari A. Farrell** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee being Lot No. 450 on the Plan of Hillsboro Park, Section V, of record in Book 2663, page 45 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Ashland Drive at the corner of Lot Nos. 448 and 450; thence with the line between said lots, Southeasterly 357 feet to a point; thence Northeasterly 250 feet to the Westerly margin of Otter Creek Road; thence with the margin of same, Northwesterly 326.5 feet to the beginning of a curve; thence around said curve, Westerly 38.7 feet to the Southerly margin of Ashland Drive; thence with the margin of the same, Southwesterly 143.8 feet to the point of beginning.

Being the same property conveyed to Reid B. Groomes and wife, Dorthy Sue Groomes by deed from Hillsboro Park, Inc. of record in Book 2746, page 397 in the Register's Office for Davidson County, Tennessee. The said Reid B. Groomes and Dorothy Sue Groomes having both since died, with Reid B. Groomes predeceasing Dorothy Sue Groomes. The Last Will and Testament of Dorothy A. Groomes, also known as Dorothy Sue Alley Groomes, of record in Will Volume Number 5563/1370924, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to Reida G. Gambill and Martha G. Publow.

This is improved property commonly known as: 1921 Otter Creek Road, Nashville, Tennessee 37215. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property including without limitation the following matters: (1) Taxes for 2004 and subsequent years, (2) The Plan, with Owner's Certificate, of record in Plat Book 2663, page 45 in said Register's Office, which plan shows a 10 foot easement for public utility purposes along the rear lines(s) of said lot and (3) Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee by Instrument of record in Book 7853, page 167, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, her heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, her heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 30th day of April, 2004.

Reida G. Gambill
Co-Executrix and Beneficiary

Martha G. Publow
Co-Executrix and Beneficiary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of April, 2004.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public
My commission expires: JAN. 4, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of April, 2004.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public
My commission expires: JAN. 4, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $392,000.00.

Shari A. Garrett
Affiant

Sworn to and subscribed before me this
30th day of April, 2004.

Kathryn B. McClellan
Notary Public
My Commission Expires: 11-13-07

KATHRYN B. McCLELLAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN