WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

R. Linda O. Christian
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 2004

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

G-2461-F

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, LLC, 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda O. Christian (NAME)	New South Federal Savings Bank (NAME)	Map 61-07-0
994 Gwynn Drive (ADDRESS)	210 Automation Way (ADDRESS)	Parcel 164
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Peggy H. Hall and Charles W. Harrell, Jr. A/K/A Charles William Harrell, Jr., Executrix and Executor and Devisee's of the Last Will and Testament of Annie * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda O. Christian, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 15, Block B, Map of Broadmoor, as of record in Book 547, page 162, Register's Office for said County. Said Lot No. 16 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Annie H. Courduff by deed from Baxter P. Courduff and wife, Annie H. Courduff, of record in Book 4458, page 197, Register's Office for Davidson County, Tennessee. The said Baxter P. Courduff having predeceased Annie H. Courduff. The said Annie H. Courduff having since died in Davidson County, Tennessee, on October 14, 2003. Pursuant to the Last Will and Testament of Annie R. Harrell of record in the Hickman County Chancery Court, Centerville, Tennessee, in Will Book A-5, page 70, as Docket #03-286P and by Instrument #20040708-0081240, of record in the Register's Office for Davidson County, Tennessee, subject property was devised to Peggy H. Hall and Charles William Harrell, Jr. The said Annie R. Harrell and Annie H. Courduff being one and the same person.

Davidson County DEEDWARR
Recvd: 08/09/04 16:05 2pgs
Fees:13.00 Taxes:305.25

20040809-0096156

unimproved ( )
This is improved (X) property, known as 994 Gwynn Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*R. Harrell, Deceased

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 6th day of August 2004

The Estate of Annie R. Harrell
By: Peggy H. Hall, Executrix

Peggy H. Hall, Devisee

Attest: C W Harrell Jr
Charles W. Harrell, Jr., Executor

Charles W. Harrell, Jr., Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy H. Hall and Charles W. Harrell, Jr., Devisee's of the Last Will and Testament of Annie R. Harrell, Deceased

the bargainor s, 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 Goodlettsville, Tennessee, this 6th day of August 2004

Commission expires 09-22-07

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peggy H. Hall and Charles W. Harrell, Jr. with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Executrix and Executor respectively of the The Estate of Annie R. Harrell the within named bargainor, and corporation, and that they as such Executrix and Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Peggy H. Hall as such Executrix, and attesting the same by the said Charles W. Harrell, Jr. as such Executor.

Witness my hand and official seal at office at Goodlettsville, TN on this the 6th day of August, 2004.

My commission expires 09-22-07

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

Notary Public