RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This instrument was prepared by:

Carolyn Piphus, Esq.
**Smith, Hirsch, Blackshear & Harris, PLC**
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater is $35,000.00.

Virginia C. Bolton
Affiant

Subscribed and Sworn to before me, this 7th day of December, 2004.

Notary Public

My Commission Expires: 10/12/05

Davidson County DEEDWARR
Recvd: 12/13/04 14:01 2pgs
Fees:13.00 Taxes:129.50
20041213-0147922

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

MAP-PARCEL# 082-08-149

The Name and Address of the new owners are:

Johnny Bolton, et ux
1711 Olde Cameron Lane
Franklin, TN 37067

MAIL TAX BILLS TO:

SAME

## WARRANTY DEED

This Deed, made and entered into on the day and year written below by and between HENRY R. GORDON (AKA HENRY RICHARD GORDON), EXECUTOR FOR THE ESTATE OF EDNA GORDON CARNEY, hereinafter referred to as GRANTOR, and JOHNNY BOLTON and WIFE, VIRGINIA C. BOLTON hereinafter referred to as GRANTEES.

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars ($10.00), Cash in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the GRANTEES, their heirs and assigns all rights, title, interest, claim or demand of GRANTOR in a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto lying and being in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 155 of Block No.2 on the Plan of F.O. Beasley's McFerrin Addition, as of record in Book 57, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Edna Gordon Carney by deed from Steve Carney of record in Book 3919, Page 189, Register's Office for Davidson County, Tennessee. The said Edna Gordon Carney having since died and her Will appears of record as Will Volume# 5350/1162968, Probate Court Clerk's Office for Davidson County, Tennessee, whereby she directs that subject property be sold by Henry R. Gordon, Executor of her estate.
> This is improved property known as 709 North 9th Street, Nashville, Tennessee 37206.

This conveyance is subject to the unpaid 2004 property taxes.

TO HAVE AND TO HOLD the said interest in the tract or parcel of land, with the appurtenants, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to 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 hands at office in Nashville, TN this 7th day of December, 2004.

**ESTATE OF EDNA GORDON CARNEY**

By: _____
Henry R. Gordon

_____
Title

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 **Henry R. Gordon,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executor for the Estate of Edna Gordon Carney, the within named bargainor, and that he as such Executor, executed the forgoing document for the purposes therein contained, by signing his name as the Executor for the Estate of Edna Gordon Carney.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of December, 2004.

_____
Notary Public

My Commission Expires: _____

CAROLYN PIPHUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007