Davidson County DEEDWARR
Recvd: 02/07/05 12:01 3 pgs
Fees:18.00 Taxes:304.51

20050207-0014027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $82,300.00

Affiant

Subscribed and sworn to before me, this 2nd day of February, 2005.

Notary Public
My commission expires:

02-0412-43615

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Craig A. Hammond	1st Trust Bank for Savings	147-10-0-163
608 Durrett Drive	P.O. Box 17257	
Nashville TN 37220	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Windell Jeanette, Jr., Mary Ellen Jeanette, Leslie Steven Jeanette and Amy Elizabeth Jeanette, devisees of the Estate of Robert Jeanette, and Robert Jeanette, Jr., Executor of the Estate of Robert Jeanette, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Craig A. Hammond, hereinafter called the Grantees, their successors 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. 20, Section I, Whispering Hills Subdivision, of record in Book 2331, Page 82, Register's Office for said County.

SAID Lot No. 20 fronts 120 feet on the northeasterly side of Durrett Drive and extends back 195.0 feet on the southeasterly line and 205.3 feet on the northwesterly line to a dead line in the rear on which it measures 103.0 feet.

BEING the same property conveyed to Robert W. Jeanette by deed dated 2/22/78 of record in Book 5266, Page 258, Register's Office for Davidson County, Tennessee. Robert Jeanette (aka Robert Windell Jeanette and Robert W. Jeanette) died testate on 10/19/04 and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 05P102, the property described herein was devised to Robert Windell Jeanette, Jr., Mary Ellen Jeanette, Leslie Steven Jeanette and A my Elizabeth Jeanette. Robert Jeanette, Jr. (aka Robert Windell Jeanette, Jr. and Robert W. Jeanette, Jr.) executes this instrument on behalf of Mary Ellen Jeanette, Leslie Steven Jeanette and Amy Elizabeth Jeanette pursuant to Powers of Attorney being recorded simultaneously herewith. Further, Robert Jeanette, Jr. (aka Robert Windell Jeanette, Jr. and Robert W. Jeanette, Jr.) executes this instrument as devisee of Robert Jeanette and as Executor of the Estate of Robert Jeanette.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 608 Durrett Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 2nd day of February, 2005.

Robert Windell Jeanette, Jr., Devisee of the
Estate of Robert Jeanette

Mary Ellen Jeanette, Devisee of the
Estate of Robert Jeanette, by Robert
Jeanette, Jr., Attorney in Fact

Leslie Steven Jeanette, Devisee of the
Estate of Robert Jeanette, by Robert
Jeanette, Jr., Attorney in Fact

Amy Elizabeth Jeanette, Devisee of the
Estate of Robert Jeanette, by Robert
Jeanette, Jr., Attorney in Fact

Robert Jeanette, Jr., Executor of the
Estate of Robert Jeanette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Windell Jeanette, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of February, 2005.

Notary Public
State of Tennessee at Large

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

My Commission expires: 9/4/05

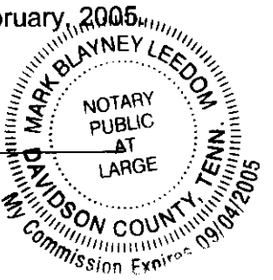
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Robert Jeanette, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Mary Ellen Jeanette, Leslie Steven Jeanette and Amy Elizabeth Jeanette, and that he is authorized by said Mary Ellen Jeanette, Leslie Steven Jeanette and Amy Elizabeth Jeanette to execute this instrument on their behalf.

Witness my hand at Brentwood, Tennessee, this 2nd day of February, 2005.

My commission expires: 9/4/05

Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Robert Jeanette, Jr., Executor of the Estate of Robert Jeanette, with whom I am personally acquainted, and who acknowledged the he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 2nd day of February, 2005.

My commission expires: 9/4/05

Notary Public

