3183
H:9

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
F. M. Puryear, et ux 2836 Kenway Road Nashville, Tennessee 37215	Same	Map 117-14-0 Parcel 1.00
This instrument prepared by: David B. Gray, Attorney, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Sandra Green Henry, sole heir at law of John Rayburn Green and Una Mae Green,** both deceased ("Grantor") has bargained and sold, and hereby transfers and conveys to **F. M. Puryear and wife, Janell L. Puryear** ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Being Lot No. 17 on the Map of Woodmont Estates No. Two as of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to John Rayburn Green and wife, Una Mae Green by deed from Charles Erwin Coons and wife, Helen S. Coons of record in Book 3253, page 381, Register's Office for Davidson County, Tennessee. John Rayburn Green and Una Mae Green having since died intestate, leaving said property to their sole heir at law, Sandra Green Henry.
>
> Sandra Green Henry and Sandra G. Henry is one and the same person.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; to any and all existing easements and restrictions of record; to the plan of record in Book 1130, Page 99, Register's Office for Davidson County, Tennessee; Easement for Storm Sewer and/or Sanitary Sewer of record in Book 6909, page 836, Register's Office for Davidson County, Tennessee; This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 2804 Sugartree Road, Nashville, Tennessee 37215.

EXECUTED this 13th day of April, 2005.

Sandra Green Henry

Sandra Green Henry

Davidson County DEEDWARR
Recvd: 04/18/05 15:57 2 pgs
Fees:13.00 Taxes:969.40

20050418-0043061

TOTAL P.03

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Personally appeared before me, a Notary Public, Sandra Green Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 13 day of April, 2005.

Notary Public

My Commission Expires: 30 2007

JENNIE R. MIXON NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $262,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.