Davidson County DEEDWARR
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Fees:13.00 Taxes:278.37

20050630-0075451

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WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,235.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ruth L. Lyman	Fifth Third Mortgage Company	Map 61
1415 Benjamin Street	336 Main Street	Group 16
Nashville, TN 37206	Franklin, TN 37064	Parcel 285

FOR AND IN 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

Dona G. Underwood, Personal Representative of The Estate of Eve Lorena Kershaw

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ruth L. Lyman, unmarried
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:

BEING Lot No. 30 of Block "D", on the Plan of the Re-Subdivision of Sunnymeade, Unit No. 1 and the Subdivision of Sunnymeade, Unit No. 2, as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the southerly margin of Ardee Avenue and extends southerly between parallel lines 140 feet to a dead line in the rear.

Being the same property conveyed to Eve R. Kershaw, an unmarried person, by deed from Tony E. Stamps and wife, Cynthia A. Stamps, of record in Book 8783, Page 447, Register's Office for said County. The said Eve R. Kershaw now being deceased. The Grantor herein executes this instrument as Personal Representative of The Estate of Eve Lorena Kershaw pursuant to the authority granted by the Agreed Order of record in the Probate Court for Davidson County, Tennessee. See File No. 04P-140.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Pages 56 and 57, said Register's Office.

Eve R. Kershaw and Eve Lorena Kershaw being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1304 Ardee Avenue, Nashville, TN 37216

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 my hand this 24th day of June, 2005.

Dona G. Underwood, Personal Representative of The Estate of Eve Lorena Kershaw

BY: Dona G. Underwood
Dona G. Underwood

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 Dona G. Underwood, Personal Representative for The Estate of Eve Lorena Kershaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative for The Estate of Eve Lorena Kershaw and as such Personal Representative, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 24th day of June, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.