Davidson County DEEDWARR
Recvd: 11/09/05 12:43 2 pgs
Fees:13.00 Taxes:2153.40

20051109-0135872

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 582,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2005

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Key Title & Escrow Services, 215 Jamestown Park Rd. #204, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne J. Ruark	New Owner	117-13-0-B-090.00
(NAME)	(NAME)	
107 Abbottsford		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(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, Estate of Ester Freeman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anne J. Ruark, a married 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. 107 on the Plan of Phase One of Abbotssford, a planned unit development, of record in Book 6250, page 419, page 420 and page 421, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Abe Freeman and wife, Ester Freeman by deed dated 5/15/89 and recorded on 5/16/89 from Whitney H. Waugh and wife, Julia Ellen Waugh of record in Book 7842, page 108, Register's Office for Davidson County, Tennessee.

The said Abe Freeman having since died, property vested solely in Ester Freeman. The said Ester Freeman now being deceased. Shirley F. Speyer and Faye F. Serkin are the Co-Executors of the Estate of Ester Freeman under the Will of Ester Freeman, of record in Will Book 5513/1283915, Court Clerk's Office of the 7th Circuit Court of Davidson County, Tennessee, Probate Division (Circuit Court Docket No. 03P-1637), with full power of sale without the joinder of any beneficiary.

This conveyance is subject to taxes for the year 2006 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

unimproved ( )
This is improved (X) property, known as 107 Abbottsford, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 s this 25th day of October, 2005

Estate of Ester Freeman
By: Co-Executor
Shirley F. Speyer, Co-Executor

Attest:
Faye F. Serkin, Co-Executor

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Shirley F. Speyer and Faye F. Serkin with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Executor and Co-Executor respectively of the Estate of Ester Freeman the within named bargainor, and corporation, and that they as such Co-Executor and Co-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 Shirley F. Speyer as such Co-Executor, and attesting the same by the said Faye F. Serkin as such Co-Executor.

Witness my hand and official seal at office at Brentwood, Tn on this the 25th day of October, 2005.

My commission expires 9-22-07 _____

Notary Public

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires

STATE OF TENNESSEE
COUNTY OF

On this,_____ day of _____, personally appeared before me,_____ _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of_____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____ _____

Notary Public