| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Anton Metz | SAME | |
| Davorka Metz | | MAP and PARCEL |
| 523 American Road | | 90-16 35 |
| Nashville, TN 37209 | | |

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

~~Prepared By and Returned~~ To:
Southeast Title of Tennessee, Inc.
Highland Ridge II
~~555 Marriott Drive, Suite 170~~
Nashville, TN 37214
615-232-7000

~~The Maximum~~
~~ial Indebted~~
~~nessee Recor~~
~~poses is~~ $134,900.00

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Eddie Wells, Tommy Wells, Margaret Wells Slack Netterville, and Dorthea Wells Daughtery** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Anton Metz and Davorka Metz, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 29 on the plan of Charlotte Park, Section I, of record in Book 2663, Page 2 thru 6, Register's Office for said County.**

**Said Lot No. 29 fronts 71.0 feet on the southerly margin of American Road and extends back 147.9 feet on the westerly line and 150.0 feet on the easterly line to a dead line in the rear, measuring 71.0 feet thereon.**

**Being the same property conveyed to Cornelia R. Wells, a widow and unmarried, by Warranty Deed dated June 11, 1987, from Carmal E. Burris, Jr., and wife, Patsy R. Burris, of record in Book 7266, Page 153, Register's Office for Davidson County, Tennessee. The said Cornelia R. Wells died on July 10, 2005, and pursuant to her Last Will and Testament, Docket No. 05P1183, Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised said property to Eddie Wells, Tommy Wells, Margaret Wells Slack, and Dorthea Wells Daughtery. The said Margaret Wells Slack is now known as Margaret Wells Slack Netterville. Dorthea Wells Daughtery is one and the same person as Dorthea Wells Daugherty.**

**This is property with a common address of 523 American Road, Nashville, TN 37209.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
**(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by Grantor;**
**(2) The Plan of Record in Book 2663, Pages 2-6, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 2638, Page 490, said Register's office.**

**It is further warranted that the subject property is not the residence of any grantor herein and is not subject to any marital rights therein.**

**Margaret Wells Netterville and Dorthea Wells Daugherty as Co-Executrixes of the Estate of Cornelia Wells join in this conveyance to warrant that there are no matters affecting said estate including but not limited to any inheritance or estate taxes due thereon that would result in a lien or other encumbrance against the subject property.**

Davidson County DEEDWARR
Recvd: 12/08/05 11:27 3 pgs
Fees:18.00 Taxes:499.13
20051208-0147749

[ STATE OF TENNESSEE
[ COUNTY OF Davidson
[ The actual consideration or value, whichever is greater for this
[ transfer is $134,900.00
[
[ Affiant
[ Subscribed and sworn before me this 30th day of November, 2005.
[
[ My Commission Expires: _____ Notary Public

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **30th** day of **November, 2005.**

Eddie Wells
**Eddie Wells**

Margaret Wells Slack Netterville
**Margaret Wells Slack Netterville**

Tommy Wells by Margaret Netterville Attyin Fact
**Tommy Wells by Margaret Netterville, Attorney in Fact**

Dorthea Wells Daughtery
**Dorthea Wells Daughtery**

**ESTATE OF CORNELIA WELLS**

Margaret Wells Netterville, Co-Executrix
**By: Margaret Wells Netterville, Co-Executrix**

Dorthea Wells Daughtery, Co-Exec.
**By: Dorthea Wells Daugherty, Co-Executrix**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Eddie Wells, Margaret Wells Slack Netterville, and Dorthea Wells Daughtery**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th** day of **November, 2005.**

**Notary Public**
**My Commission Expires:** 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On this 30th day of November 2005, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Margaret Netterville,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of **Tommy Wells,** and is authorized by Tommy Wells to execute this instrument on his behalf by virtue of a **Specific Power of Attorney to Sell Land recorded simultaneously herewith in Instrument No. _____, said Register's Office.**

Witness my hand and official seal at office, this **30th** day of **November 2005.**

**Notary Public**
**My Commission Expires:** 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN 28, 2006

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

*20051208-0147748

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **Margaret Wells Netterville and Dorthea Wells Daugherty,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Co-Executrixes of the Estate of Cornelia Wells,** and that they as such Co-Executrixes, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Cornelia Wells by themselves as Co-Executrixes.

Witness my hand and official seal at office, this **30th** day of **November 2005.**

**Notary Public**
**My Commission Expires:** 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

File No. 0511-157