This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050801

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Kevin + Georgia Talley
3221 Cedar Ridge Rd
Nashville TN 37214

Davidson County DEEDWARR
Recvd: 12/13/05 10:41 2 pgs
Fees:13.00 Taxes:427.35
20051213-0149486

New Owner is:
3221 Cedar Ridge Road
Nashville, TN 37214-4014

MAP: 108-8
PARCEL: 45.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Betty S. Martin as Conservator of Ernest D. Rutland, Jr.** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin Talley and wife, Georgia Talley**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 203, on the Plan of Larchwood, Section 2, of record in Book 5200, Pages 207 and 208, Register's Office for said county, for a more complete description reference is hereby made to said plan.

Being the same property conveyed to Ernest Rutland, Solely by Warranty Deed from Timmy L. Shearon and wife, Susan Shearon dated August 15, 1988, recorded August 19, 1988, in Book 7631, page 774, Register's Office for Davidson County, Tennessee. Said Ernest Rutland a/k/a Ernest D. Rutland, Sr. died intestate July 5, 1994. See Order of record in Probate No. 94P1372. Said Ernest D. Rutland, Sr. left only one heir, Earnest Rutland, Jr.. Betty S. Martin executes this Warranty Deed as the Conservator of the Estate of Earnest D. Rutland, Jr. pursuant Order dated November 28, 2005, No. 99P-1012, Probate Court for Davidson County Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

B.S.M.
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of November, 2005.

GRANTOR:

Betty S. Martin

Betty S. Martin as Conservator of Ernest Rutland, Jr.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Betty S. Martin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the **Conservator** of **Ernest Rutland, Jr.** the within named bargainor, and that he/she as such **Conservator,** executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 28th day of November, 2005.

Cindy M. Blevins
Notary Public

CINDY M. BLEVINS NOTARY PUBLIC TENNESSEE

My Commission Expires: 05-06-08

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $115,500.00.

Affiant

SWORN TO and subscribed before me this 28 day of November, 2005

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008