WARRANTY DEED

ET-06-0118

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Euneta O Kirby
Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2006.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Euneta Orene Kirby, Zerrell H. Phillips, Earl R. Phillips, and Judy O. Louvorn, as tenants in common, without rights of sur		
(NAME) 812 Bradley Place	(NAME) Euneta O. Kirby 812 Bradley Place	75 11 223.00
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we GORDON FERRELL, II, AND WIFE, JULIE FERRELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EUNETA ORENE KIRBY, ZERRELL H. PHILLIPS, EARL R. PHILLIPS, AND JUDY O. LOUVORN, AS TENANTS IN COMMON, WITHOUT RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that 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. 11B on the Zone Lot Division of Lots No. 4 through 17 of Meadows of Tulip Grove, Section One, of record in Plat Book 6250, page 363; Amending Plat Book 5200, page 612, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gordon Ferrell, II, and wife, Julie Ferrell by Warranty Deed from Millicent N. Vilmerding, Trustee of the Millicent N. Vilmerding Revocable Trust, executed on January 10, 2002, of record at Instrument No. 20020116-0006545, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 6231, Page 154, Book 6291, Page 899, Book 9762, Page 248 and in Book 10100, Page 331, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 812 Bradley Place, Hermitage, Tennessee 37076
(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 my/our hand(s) this 6th day of January, 2006.

Gordon Ferrell
Gordon Ferrell, II

Julie Ferrell
Julie Ferrell

Davidson County DEEDWARR
Recvd: 01/10/06 11:02 2 pgs
Fees:13.00 Taxes:314.50

20060110-0003513

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Gordon Ferrell, II and Julie Ferrell, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 6th day of January, 2006.

My Commission Expires: 09-16-07

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 6th day of January, 2006.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW