Davidson County DEEDWARR
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Fees:13.00 Taxes:1091.50

20060207-0015030

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$295,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2006.

E. Mannix
Notary Public

My commission expires: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bryan Burrell	**NEW OWNER**	**131-02-172.00**
3307 Lou Court		
Murfreesboro, TN 37129		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Cornelia Jacobs Ivy, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bryan Burrell and wife, Jennifer Burrell, as to a one-half (1/2) undivided interest and James David Pearson, an unmarried man , as to a one-half (1/2) undivided interest

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. 12 of Block 5 on the Map of Overton Hills, as of record in Book 843, Page 66, of the Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the southerly side of Galbraith Drive and runs back between parallel lines 255 feet to a dead line.

Being all of the same property conveyed to Robert E. Ivy and wife, Cornelia Jacobs Ivy * by deed from The National Realty Company, Inc., a Corporation, of record in Book 1163, Page 285, Register's Office for Davidson County, Tennessee. *The said Robert E. Ivy, having since died, the property is now vested in Cornelia Jacobs Ivy as the surviving tenant by the entirety.

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **2007 Galbraith Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 30th day of January, 2006.

Cornelia Jacobs Ivy

Cornelia Jacobs Ivy

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cornelia Jacobs Ivy**, the bargainor(s) with whom I am personally acquainted (or 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, at office, this **30th** day of **January, 2006.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

