03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/15/06 14:53 2 pgs
Fees:13.00 Taxes:77.70
20060215-0018537

DIANE K MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $21,000.00

Ron Cherry
Affiant

Subscribed and sworn to before me, this 8th day of February, 2006.

Notary Public
My commission expires: 02/22/09

03-0601-33349

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ron Cherry<br>3001 Knobview Dr.<br>Nashville, TN 37214 | New Owner | 060-12-0-128.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Roy Allen Compton, unmarried, and Alice Compton Williford, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ron Cherry, hereinafter called the Grantees, their successors 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 part of Lot 13 on the Map of W.H. Dodd's Suburban Home Tract, of record in Book 161, Page 16, Register's Office for said county.

Said part of said Lot 13 fronts 93.5 feet (excluding 11 feet conveyed by deed of record in Book 3309, Page 189, Register's Office for said County) on the southerly side of an unnamed street known as Hart Street as widened by the grant of a right of way to Davidson County by an instrument of record in Book 2454, Page 591, Register's Office for said County.

The westerly line of the property herein conveyed begins at a point in the southerly margin of said unnamed street 100 feet east of the northwest corner of said Lot 13 and extends back along a line parallel with the westerly line of said Lot 13, 330 feet to a dead line to the southerly margin of said Lot 13. The easterly margin of said property herein conveyed begins at a point in the southerly margin of said unnamed street 50 feet west of the northeast corner of said Lot 13 and extends back along a line parallel with the easterly margin of said Lot 13 approximately 332.1 feet to a dead line in the rear, and measuring approximately 100 feet thereon. Said property being described according to a map of said Lot 13 prepared by Norris H. Hickerson, surveyor, and dated January 19, 1961.

Being a part of the same property conveyed to Roy Allen Compton and Alice Compton Williford, tenants in common, subject to a life estate in Bryan M. Compton and wife, Ruby Sands Compton by quitclaim deed from Bryan M. Compton and wife, Ruby Sands Compton, dated 7-30-98, of record in Book 11047, Page 849, Register's Office for Davidson County, Tennessee. Bryan M. Compton and Ruby Sands Compton having since died

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 110 Hart Lane, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 8th day of February, 2006.

Roy Allen Compton
Roy A. Compton

Alice Compton Williford
Alice Compton Williford
By: Roy A. Compton, Atty in Fact
By: Roy Allen Compton, Atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Roy A. Compton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Alice Compton Williford and that he is authorized by Alice Compton Williford to execute this instrument on her behalf.

Witness my hand in Nashville, TN, this 8th day of February, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Allen Compton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand in Nashville, TN, this 8th day of February, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09