Davidson County DEEDWARR
Recvd: 02/21/06 14:00 3 pg
Fees:18.00 Taxes:399.60
20060221-0020184

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
1060009

Send Tax Bills To:
New Owners
3134 East Lake Drive
Nashville, TN 37214

New Owner is:
Same

MAP 108-08-155.00

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, **Grace Agnes Jarell, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Marie A. Gordon and Earline Tugle**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Exhibit "A"

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

Land in Davidson County, Tennessee, being the southerly portion of Lot 22, Zone Lot Division of Lots 22 thru 28 and 68 thru 73, on the Plan of East Lake Subdivision Section 3, of record in Plat Book 5800, page 151, amending Plat of record Book 5200, page 342, Register's Office for said County, to which reference is made for a more complete description. Further described as follows:

Beginning at a point on the Easterly margin of East Lake Dr. The common corner of Lot 23 and 22 Thence with The common Line Between said Two Lots Easterly 171.34' To a Point, Thence in A Northerly Direction 47.05' To A point, Thence S 77' 38' 16" W 174.36' To the Easterly Margin of East Lake Dr. Southerly 30.29' To the point of Beginning.

KJ 30 MAC ET

Being the same property conveyed to Grace Agnes Jarrell, unmarried from Clyde R. Evans, Jr., and wife, Jacqueline C. Evans by Warranty Deed dated September 13, 2001 and recorded October 01, 2001 in Instrument No. 20011001-0105827, Register's Office for Davidson County.

This conveyance is subject to all matters of record on plat in Plat Book 5800, page 151 and Plat Book 5200, page 342, Register's Office for Davidson County.

Also commonly known as: 3134 East Lake Drive, Nashville, TN 37214

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

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 9th day of February, 2006.

GRANTOR:

Grace A Jarell

Grace Agnes Jarell, unmarried

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Grace Agnes Jarell, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of February, 2006.

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Affiant

SWORN TO and subscribed before me this 9th day of February, 2006.

NOTARY PUBLIC

My commission expires:

7-25-09

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009