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Fees:18.00 Taxes:1221.00
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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

# GENERAL WARRANTY DEED

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Theodore F. Bertuca<br>152 McGavock Pike<br>Nashville, TN 37214 | Same | Map 84-16 Parcel 25 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ELIZABETH HILL,** as surviving tenant by the entirety ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto **THEODORE F. BERTUCA** ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Map showing Kline Bethells Subdivision, being a Subdivision of Lots No. 7 to 11 inclusive, in Bainbridge & Satterfield Subdivision of Part of the Nichol Place, as shown on Plat of record in Book 547, page 132, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Atwell A. Hill and wife, Mary Elizabeth Hill, by Deed of record in Book 1258, page 70, Register's Office for Davidson County, Tennessee. The said Atwell A. Hill having since died, and subject property is now vested in Mary Elizabeth Hill.

The source of this description is the prior deed.

This is improved property known as 150 McGavock Pike, Nashville, Tennessee 37214.

Said property is conveyed subject to the following matters:

1. Taxes for the year 2006, a lien, which are not yet due and payable. (Tax Parcel #84-16/25)

2. All matters shown on Plat recorded in Book 547, page 132.

3. All matters shown on Survey Job No. 2006-012, dated February 7, 2006, and prepared by James G. Terry, TN RLS # 2287 of James Terry & Associates, Surveyors.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs, representatives and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 21st day of February, 2006.

Mary Elizabeth Hill
MARY ELIZABETH HILL

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MARY ELIZABETH HILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2006.

Joni Miller
Notary Public

My Commission Expires: 1/26/08

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $330,000.00.

Affiant

Sworn to and subscribed before me this 21st day of February, 2006.

Notary Public

My Commission Expires: 1/26/08

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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