Box 81-B for BCCB (CMW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charles DeBray 9581 Hwy 96 W Franklin, TN 37064	**Map 118-2** **Parcel 120**	**SAME**

This instrument prepared by: BOULT, CUMMINGS, CONNERS & BERRY, PLC
1600 Division Street, Suite 700, Nashville, Tennessee 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **William Edward Savage, a married person, Mary A. Savage, an unmarried person and Shirley E. Majors, a married person**, (collectively the "Grantors"), have bargained and sold, and by these presents do transfer and convey to **Charles DeBray,** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1 2006 county property taxes, prorated at closing assumed by Grantee.

2. All matters on the plat of record in Plat Book 1130, page 8, said Register's Office.

This is improved property, known as **2803 Vaulx Lane, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heir and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/17/06 11:44 4 pgs
Fees:23.00 Taxes:673.40
20060317-0031054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $182,000.

Affiant

Subscribed and sworn to before me this 16th day of March, 2006.

Notary Public

My Commission Expires: 7-19-08

CAROLYN A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

1248054 v1
014743-011 03/09/06

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of March, 2006.

Wm E Savage
William Edward Savage

Mary A. Savage
Mary A. Savage

Shirley E. Majors
Shirley E. Majors

STATE OF INDIANA
COUNTY OF Marion

Before me, the undersigned, Wm E Savage, a Notary Public in and for the County and State aforesaid, personally appeared William Edward Savage, the bargainor, 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.

WITNESS my hand and seal at office in Indp/s, Indiana, on this the 15 day of March, 2006.

Notary Public

My Commission Expires:

Sept 9, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, the undersigned, a Notary Public in and for said County and State, the within named **Mary A. Savage**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16th day of March, 2006.

Carol A. Wilson
Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, the undersigned, a Notary Public in and for said County and State, the within named **Shirley E. Majors**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 16 day of March, 2006.

Carol A. Wilson
Notary Public

My Commission Expires:
7-19-08

CAROL A. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of the First Subdivision of the W. T. Berry Estate, Section No. 2, as shown by plat of record in Plat Book 1130, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cornelius Hill and wife, Evelyn L. Hill by deed from Walter E. Walls and wife, Christine G. Walls of record in Book 4108, page 530, Register's Office for Davidson County, Tennessee. The said Cornelius Hill died on August 24, 1988, predeceasing his wife, Evelyn L. Hill and thereby vesting fee simple ownership in the said Evelyn L. Hill as surviving tenant by the entirety. The said Evelyn L. Hill died on July 26, 1989, leaving a Last Will and Testament of record in Will Book 168, page 335, Probate Court Clerk's Office of Davidson County, Tennessee, whereby she devised the subject property to Mary Savage, William Edward Savage, Arthur Lewis Savage and Shirley E. Majors. The said Arthur Lewis Savage having since conveyed his interest in the subject property to Mary Savage, William Edward Savage and Shirley E. Majors by Quitclaim Deed of record in Book 8083, page 472, said Register's Office.

NOTE: The property described above is not now, nor has it ever been the principal place of residence of William Edward Savage and Shirley E. Majors.