Davidson County DEEDWARR
Recvd: 03/31/06 12:22 2 pgs
Fees:13.00 Taxes:148.00
20060331-0036655

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2006

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jillian Etherington	NEW OWNER	Map 71
1817 Jefferson St.		Group 16
Nashville, TN 37208		Parcel 52

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Marion Morton Crayton and Emily Annette Johnson Pardue, Devisees of the Estate of Maggie L. Morton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jillian Etherington, unmarried
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 part of Lot No. 1 on the Map of A.B. Spain's Subdivision of Lischey Garden, as of record in Book 161, Page 116, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Mile End Avenue, 363 feet east of the northeast corner of Mile End Avenue and Jones Avenue; thence easterly with the northerly margin of Mile End Avenue 60 feet to a point, the southwest corner of the lot conveyed to C.L. Rose and wife, by deed from Henry Molter and wife, of record in Book 1110, Page 58, said Register's Office; thence northerly, with Rose's westerly line, and parallel with the easterly margin of Jones Avenue 150 feet to a point, Rose's northwest corner; thence westerly, parallel with the northerly margin of Mile End Avenue, 60 feet to a point; thence southerly 150 feet to the point of beginning.

Included in the above described property but expressly excluded therefrom is the following:

Right of Way Easement: Beginning at a point on the south boundary of Parcel 52 of Map 71-16 and at approximate Station 42+26 of Project 86-R-5, Douglas Avenue; thence along the west boundary line of said tract N 5 deg. 36' 20" E 0.56 feet to a point; thence leaving said boundary S 83 deg. 44' 55" E 60.00 feet to a point on the east boundary line; thence with said east line S 05 deg. 36' 10" W 0.87 feet to a point on the right-of-way of Douglas Avenue; thence N 83 deg. 27' 10" W 60.01 feet to the point of beginning. Containing 42.81 square feet.

Temporary Easement: Being a 3 foot wide strip north of, adjacent to, and parallel to the above right-of-way description. Containing 180 square feet. Easement to be abandoned upon completion of construction.

Being the same property conveyed to Walter Morton and wife, Maggie L. Morton by deed of record in Book 3399, Page 232, Register's Office for Davidson County, Tennessee. The said Walter Morton having predeceased Maggie L. Morton. The said Maggie L. Morton died and devised the property by will to Marion Morton Crayton and Emily Annette Johnson Pardue. See Will of record in File No. 77969, Book 153, Page 893 in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 161, Page 116, said Register's Office.

Power of Attorney of record in Instrument 20060331003665 4, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 705 Douglas Avenue, Nashville, TN 37206

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 and assigns forever; and we do covenant with the said

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GRANTEES that we are lawfully seized 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; 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 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 our hands this 30th day of March, 2006.

Marion Morton Crayton by Emily Annette Pardue, Atty-in-fact

Marion Morton Crayton

Emily Annette Johnson Pardue

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 Emily Annette Johnson Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that sheexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Emily Annette Johnson Pardue, 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 on behalf of Marion Morton Crayton as her Attorney in Fact as the free act and deed of the within named Marion Morton Crayton.
Witness my hand and official seal at Nashville, Tennessee the 30th day of March, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

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