WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/06 16:17 2 pgs
Fees:13.00 Taxes:51.80
20060410-0041309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00

E. L. Evans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN. My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. L. Evans	SAME AS OWNER	**MAP 114**
(NAME)	(NAME)	
7494 Charlotte Pike		**PARCEL 299**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patricia H. Davids, Executrix of the Estate of Frances Irene Hulan** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. L. Evans,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s).

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE CLIENTS, NO EXAMINATION OF TITLE HAS BEEN MADE.

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 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 my hand this 9th day of February, 2006.

Patricia H. Davids, Executrix
of the Estate of Frances Irene Hulan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Patricia H. Davids, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Executrix of the Estate of Frances Irene Hulan, the within named bargainor, and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February, 2006.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN. My Commission Expires July 25, 2009

Commission expires:

Robert L. Scruggs Notary Public

EXHIBIT A

Land in the 8th Civil District of Davidson County, being a portion of the land known as the W. P. Hulan property (Deed Book 2042, page 523) and being further described as follows:

Beginning on an iron rod (old) in the north line of Leslie L. Mondelli Jr., et al (Instrument No. 20051115-0137729 and at the southwest corner of First United Pentecostal Church (Instrument No. 20031203-0174077) and in the south line of a 15 foot ingress/egress Easement #2 (Deed Book 7131, page 316); thence, with the north line of Mondelli and the south line of Easement #2, S. 89 degrees 20' 50" W – 329.95' to an iron rod (old) at the southeast corner of E.L. and Agnes Evans (Deed Book 7131, page 316); thence, with the east line of Evans, N 01 degree 27' 29" E – 208.21' to an iron rod (old) in the south line of Roy D. Rader (Deed Book 3768, page 223); thence, with the south line of Rader, S. 85 degrees 38' 10" E – 46.61' to an iron rod (old) at the southwest corner of E. L. Evans (Deed Book 8022, page 539); thence, with the south line of Evans, S. 85 degrees 10' 10" E – 165.82' to an iron rod (old) in the west margin of a 15 foot Easement #1 (Deed Book 7131, page 316); thence, with the west margin of Easement #1, S 03 degrees 28' 50" W – 23.54' to an iron rod (old); thence with the south line E.L Evans (Deed Book 8075, page 953) S. 85 degrees 10' 10" W – 118.70' to an iron rod (old) in the west line of the aforementioned First United; thence, with the west line of First United, S 01 degree 27' 50" W – 153.43' to the Point of Beginning and containing 1.40 acres more or less.

Being a portion of the property conveyed to William P. Hulan by Warranty Deed from Charles A. Hulan, Ernest E. Hulan and Mrs. Emma Hinson Hulan, widow of Archie B. Hulan, deceased, of record in Book 2042, page 523, Register's Office for Davidson County, Tennessee. Tenancy by the entirety established to William P. Hulan and wife, Frances Irene Hulan of record in Book 2104, page 155, said Register's Office. The said William P. Hulan, having since died on April 16, 1990 leaving Frances Irene Evans Hulan as the surviving tenant by the entirety. The said Frances Irene Evans Hulan, having since died, testate on November 17, 2004 naming Patsy Davids as Executrix of her Estate by Last Will & Testament. An order to sell real estate and pay debts was issued by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and was filed December 28, 2005.

The said Patsy Davids is one and the same person as Patricia H. Davids.

This is unimproved property, known as land on Charlotte Pike, Nashville, Tennessee.