Davidson County DEEDWARR
Recvd: 04/27/06 15:44 2 pgs
Fees:13.00 Taxes:422.90

20060427-0048582

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

# WARRANTY DEED

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sandi McCloud
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$114,296.00 Sam A White Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
1st day of February, 2006.
Sandi McCloud
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Rufus Coleman**<br>**201 Ewing Drive**<br>**Nashville, TN 37207** | Rufus Coleman<br>201 Ewing Dr<br>Nashville, TN 37207 | **060-03-035** |

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,

**Faye W. Butler, Barbara J. Bonosconi, Judith S. ~~Kanakrich~~ Kanakrich, Sam A. White, Jr. as Devisees under the Will of Virginia Henry** [redacted]

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rufus Coleman**

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:

**Being Lot No. 5, on the Plan of Linden Grove, as shown on plat of record in Plat Book 1835, page 89, 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 Earl Henry and wife, Virginia W. Henry, by Deed from Allen D. Deason and wife, Margaret W. Deason, dated 3-1-55 and recorded 3-1-55 in Book 2344, page 464, Register's Office for Davidson County, Tennessee. The said Earl Henry having since predeceased Virginia W. Henry. The said Virginia W. Henry having since died, leaving a Last Will and Testament filed 9-5-05 in the Probate Court for Davidson County, Tennessee, Case No. 05P-1389, in which she devised subject property to Faye W. Butler, Barbara J. Bonosconi, Judith S. ~~Kanakrich~~ Kanakrich and Sam A. White, Jr., in four equal shares, and in which she appointed Faye W. Butler and Barbara J. Bonosconi, the Co-executrices of her estate.**

**Subject to all matters shown on plat of record in Book 1835, page 89, in the Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as **201 Ewing Drive, Nashville, TN 37207**
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 our hands this 1st day of February, 2006.

Faye W. Butler

Barbara J. Bonosconi

Judith S. ~~Kanakrich~~ Kanakrich

Sam A. White, Jr.

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 Faye W. Butler, Barbara J. Bonosconi, and Judith S. ~~Kanakrich~~ Kanakrich and Sam A. White, Jr. the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 2006.

SANDI McCLOUD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
~~Sandi McCloud~~
My Commission Expires
May 24, 2008
STATE OF TENNESSEE

Commission Expires: _____

Notary Public

---

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____

_____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2005, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2005.

Commission Expires:_____

_____
Notary Public