Davidson County DEEDWARR
Recvd: 06/05/06 09:45 5 pgs
Fees:28.00 Taxes:388.50
20060605-0065758

THIS INSTRUMENT PREPARED BY:
DAVID KENNEDY, JR.
ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:
JANET CURTIS
3016 Lakeshore Drive
Old Hickory, TN 37138

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 53-12
Part of Parcel 172.00

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **LARRY D. VETTER, Individually, and as Executor for the ESTATE OF WILLIE BLANCHE ROBERTS VETTER, CAROL VETTER FERGUSON, NORMAN K. VETTER, AND LITA VETTER FERRELL, beneficiaries of the ESTATE OF WILLIE BLANCHE ROBERTS VETTER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JANET CURTIS**, a single person, hereinafter called the Grantee, her heirs, successors and assigns, all of the Estate's right, title, and interest in and to a certain tract or parcel of land in the 11th Councilmanic District of Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at an existing iron pipe in the southerly right-of-way of Lakeshore Drive at the Northeast corner of the herein-described tract. Said point of beginning being the Northwest corner of the Henry D. Baird, et ux property of record in Book 2997, Page 252, R.O.D.C., TN. Thence from said point of beginning leaving Lakeshore Drive with the westerly line of Baird, S 41 deg. 42' 56" W-188.25' to an iron pin set; thence with a new line, severing the F. A. Vetter property of which this is a part, N 48 deg. 18' 32" W-93.87' to an iron pin set in

the easterly line of the Larry D. Vetter property of record in Book 3400, Page 319, R.O.D.C., TN. Thence with the line of Vetter, N 41 deg. 31' 00" E-184.45' to an existing iron pin in the southerly right-of-way of Lakeshore Drive. Thence with said right-of-way, S 50 deg. 36' 42" E-94.59' to the point of beginning, containing 17,554 square feet, more or less.

BEING a part of the same property conveyed to F. A. Vetter and wife, Blanche R. Vetter, by Installment Deed dated January 6, 1937 (the date of the last of the parties to sign) from Life & Casualty Insurance Company of Tennessee, Incorporated, of record in Book 1020, Page 193, Register's Office for Davidson County, Tennessee. The said F. A. Vetter became deceased on January 26, 2004, with his interest in the subject property having passed by operation of law to his wife, Blanche R. Vetter, and the said Blanche R. Vetter (a/k/a Willie Blanche Roberts Vetter) having subsequently become deceased on February 4, 2004 (see Davidson County Seventh Circuit Court, Docket No. 05P-870).

EASEMENT - it is expressly understood and agreed that Grantee, her heirs and assigns, are herewith granted an ingress/egress easement by Grantor across the rear portion of Grantor's adjoining property (as reflected in the Affidavit/Survey bearing Instrument No. 200603310036947 R.O.D.C.T.), for the purpose of constructing and maintaining a sewer line on the above-described parcel of land. Further, said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved real property located and known as 3032 Lakeshore Drive, Old Hickory, Davidson County, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we, the Grantors, do covenant to the said Grantee that the Estate of Willie Blanche Roberts Vetter is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and said Estate does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 22nd day of May, 2006.

Larry D. Vetter
LARRY D. VETTER, Individually,
and as Executor for the
Estate of WILLIE BLANCHE ROBERTS VETTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named LARRY D. VETTER, Individually and as Executor for the Estate of Willie Blanche Roberts Vetter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of May, 2006.

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 03/20/10

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Carol Vetter Ferguson
CAROL VETTER FERGUSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named CAROL VETTER FERGUSON, a residuary beneficiary of the Estate of Willie Blanche Roberts Vetter, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of May, 2006.

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 03/20/10

Norman K. Vetter

NORMAN K. VETTER

STATE OF NEW HAMPSHIRE)
COUNTY OF Rockingham)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named NORMAN K. VETTER, residuary beneficiary of the Estate of Willie Blanche Roberts Vetter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Portsmouth, New Hampshire, this the 13th day of May, 2006.

DIANE M. MILNE, Notary Public
My Commission Expires March 24, 2009

Diane M Milne

NOTARY PUBLIC

My Commission Expires: _____

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Lita Vetter Ferrell

LITA VETTER FERRELL

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named LITA VETTER FERRELL, a residuary beneficiary of the Estate of Willie Blanche Roberts Vetter, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Knoxville, Tennessee, this the 16th day of May, 2006.

NOTARY PUCLIC AT LARGE

Carolyn E Cathey

NOTARY PUBLIC

My Commission Expires: 9-4-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

Larry E. Vetter
AFFIANT

Subscribed and sworn to before me this 22nd day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 03/10/10

JULIE O. GRUBB
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.