Davidson County DEEDWARR
Recvd: 06/07/06 15:13 3 pgs
Fees:18.00 Taxes:1368.63
20060607-0067799

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $369,900.00

Affiant

Subscribed and sworn to before me,
this 1st day of June, 2006.

Notary Public

My Commission Expires: 1/24/09

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Number |
|---|---|---|
| Rebecca Graham Ferris<br>2704 Linmar Avenue<br>Nashville, TN 37215 | SAME | 104-14-0 33.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Gary Bernard Gentry and wife, Lavergne Johnson** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Rebecca Graham Ferris**, an individual hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

**Land near Nashville, in Davidson County, Tennessee, being part of Lot No. 10 on the revised map of H. E. Martin's Subdivision of Lot No. 18, etc., on the Map of Bransford Realty Company's Sharondale Subdivision, as described as follows:**

**Beginning at a point in the east margin of Linmar Avenue, sometimes called Lynmar Avenue, at an iron pin at the corner of Lot Nos. 9 and 10, said point being 137.6 feet north of an iron pin in the north margin of Woodlawn Avenue as partly established; Thence with the line between Lot Nos. 9 and 10, easterly 169.5 feet to a point in the west right of way line of the Tennessee Central Railroad; Thence northerly 49.7 feet to an iron pin which is 10.3 feet south of the corner of Lot Nos. 10 and 11; Thence westerly 127.00 feet to an iron pin in the original lot line between Lot Nos. 10 and 11; Thence with said lot line westerly 46.1 feet to a point, which is 3.8 feet south of an iron pin at the east margin of Linmar Avenue; Thence with the margin of the same southerly 60 feet to the beginning.**

**Included in the above description, but expressly excluded from this conveyance is the following tract of land taken by the State of Tennessee of record in Book 4862, Page 848, Register's Office for Davidson County, Tennessee. Description as follows:**

**Beginning at the point of intersection of the east right of way of the Tennessee Central Railroad and the south boundary of this property said point being northwardly 141.00 feet along said right of way from the north margin of Woodlawn Drive; Thence along the said south boundary south 57 degrees 54 feet West 56.2 feet to a point; Thence North 24 degrees 30 feet West 53.4 feet to a point; Thence north 61 degrees 02 feet East 53.6 feet to a point; Thence South 27 degrees 32 feet East 49.7 feet to the point of beginning.**

**Being the same property conveyed to Gary Bernard Gentry and wife, Laverne Johnson by Warranty Deed from Roger Hogan and wife, Julie Hogan of record in instrument No. 20030523-0070984, Register's Office for Davidson County, Tennessee.**

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable.

2. Subject to Easement of record in Book 4862, Page 848, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2704 Linmar Avenue Nashville, TN 37215.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of June, 2006.

By: Gary Bernard Gentry

Gary Bernard Gentry

By:

Lavergne Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Gary Bernard Gentry and wife, Lavergne Johnson, the bargainors, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on
( City )
this 1st day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 3. 20. 2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010