Davidson County DEEDWARR
Recvd: 06/22/06 09:39 2 pgs
Fees:13.00 Taxes:333.00

20060622-0074482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$90,000.00**

Heather Rogers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

June 13, 2006.

L. MacKenzie Cohn
NOTARY PUBLIC

L. MACKENZIE COHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Rebecca Ramsay 114 Gallatin Road Madison, TN 37115	SAME AS NEW OWNER	**044-13-0-045.00**

WARRANTY DEED

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, I/WE, **DORA LEE TIPPIT, EXECUTRIX FOR THE ESTATE OF MARTHA DORIS PETTY**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **REBECCA RAMSAY, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 3, on the Plan of Knoll Subdivision, as shown on plat of record in Plat Book 2330, page 94, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning on a point on the southeast margin of Robinson Drive, common corner of Lots Nos. 2 and 3; thence southwesterly with said two lots 196.8 feet to a point; thence southeasterly 82.5 feet to a point in the northwesterly margin of Claudia Drive; thence northeasterly with the margin of said drive; 175 feet to a point; thence around a curve northerly 40.16 feet to a point in the southwesterly margin of Robinson Drive; thence northwesterly with the margin of said drive, 75 feet to the point of beginning.

Being the same property conveyed to Martha Doris Petty in Instrument 20030826-0123567, Register's Office for Davidson County, Tennessee. THE SAID MARTHA DORIS PETTY HAVING SINCE DECEASED ON THE 12TH DAY MAY, 2006, RESIDENT OF DAVIDSON COUNTY, TENNESSEE, HAVING SINCE DIED TESTATE PURSUANT TO THE LAST WILL AND TESTMENT, SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE DOCKET # 06P794, OF THE SAID MARTHA DORIS PETTY, DORA LEE TIPPIT, AS EXECTRIX, WAS EMPOWERED TO CONVEY SUBJECT PROPERTY.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
100 CLAUDIA, OLD HICKORY, TN 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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 06/13/06

ESTATE OF MARTHA DORIS PETTY
BY: Estate of Martha Doris Petty
By Dora Lee Tippit, Executrix
DORA LEE TIPPIT, EXECUTRIX

LTSR Number:

GTE File: 2006050302

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dora Lee Tippit with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged herself as the Executrix of the Estate of Martha Doris [illegible], and in her capacity as such Executrix acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 13th day of June, 2006.

MACKENZIE COMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

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

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

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

_____
Notary Public Commission Expires: _____