Davidson County DEEDWARR
Recvd: 08/28/06 11:09 2 pgs
Fees:13.00 Taxes:222.00

20060828-0105901

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

05-0607-63016

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2006.

Notary Public
My commission expires: 5/22/2010

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tom Page 501 Moncrief Avenue Goodlettsville TN 37072	1103 Windsor Drive Gallatin, TN 37066	25-03-0-012

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Betsy Ann Fyke, Administratrix pendente lite for the Estate of Hester Louise Fyke, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tom Page and wife, Jan Page, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being the westerly half of Lot No. 56 on the Revised Map of the Moncrief Subdivision, being the northerly part of the Allen Mathes Land at Goodlettsville, and described according to a survey made by Z. J. Wilkinson, May 25, 1938, as follows:

Beginning at a point on the easterly margin of Moncrief Avenue, the northwest corner of said Lot No. 56 and the southwest corner of Lot No. 55 on said plan, and running thence southerly and southeasterly with the margin of said Avenue, one half the distance to the northeast corner of said Lot No. 56; thence northwardly 325 feet more or less to the southerly boundary line of said Lot No. 55; thence westerly with the line between said Lots Nos. 55 and 56, 275 feet to the beginning.

Being the same property conveyed to Herbert D. Fyke and wife, Hester L. Fyke by deed from Henry B. Sowell and wife, Mary Sowell, dated 11-29-72, recorded 12-11-72, of record in Book 4663, Page 183, Register's Office for Davidson County, Tennessee. Herbert D. Fyke having predeceased Hester L. Fyke. Hester Louise Fyke having since died, her estate being probated in the Seventh Circuit Court, for the Twentieth Judicial of Tennessee at Nashville, Probate Department, Docket No. 06P-1134. This conveyance is pursuant to an Order entered in said court on August 17, 2006 whereby the court ordered that the Administratrix of said estate have authority " to execute on behalf of the estate all closing documents and the deed of conveyance".

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 501 Moncrief Avenue, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 23rd day of August, 2006.

Betsy Ann Fyke / Administratrix
Betsy Ann Fyke, Administratrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Betsy Ann Fyke, Administratrix of the Estate of Hester L. Fyke, 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 seal at Hendersonville, Tennessee, this 23rd day of August, 2006.

Notary Public at Large

My commission expires: 5/22/2010



