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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br>BOX 50-B<br>PREPARED BY: RETURN TO:<br>BANKERS TITLE & ESCROW CORP.<br>Record & Return To:<br>First Title of Nashville, Inc.<br>**FTEC File No. 25791-08-2006** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.<br>Affiant<br>Subscribed and sworn to before me this 15th day of September, 2006.<br>Notary Public<br>My Commission Expires: 1-6-07 |

JAMES WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 09/18/06 15:35 2 pgs
Fees:13.00 Taxes:4810.00

20060918-0115546

# WARRANTY DEED

| | | |
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| **Address New Owner:**<br>Brett Sheriff, Mary Jenkins Hardin<br>1504 Linden<br>Nashville, TN 37212 | **Send Tax Bills To:**<br>SUNTRUST<br>901 JOHNSON AVE<br>RICHMOND VA 23224 | **Tax Information:**<br>Map No.105.13-0<br>Parcel No. 080.00 & 81.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rayford Hilley and wife, Donna Hilley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brett Sheriff and wife, Mary Jenkins Hardin** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1504 Linden, Nashville, TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 15th day of September, 2006.

Rayford Hilley

Donna Hilley
By Rayford Hilley, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rayford Hilley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2006.

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Rayford Hilley With whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Donna Hilley as her Attorney-In-Fact, and as the free act and deed of the within named Donna Hilley.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of September, 2006.

J. MICHAEL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Notary Public

My Commission Expires:

# EXHIBIT "A"

Land in Davidson County Tennessee being described as follows:

Being Lots Nos. 48, 49, and 50 on Belmont Land Company's Plan called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

Said Lot Nos. 48, 49, and 50 front 300 feet on the northerly side of Linden Avenue and run back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Rayford Hilley and wife, Donna Hilley by Deed dated May 9, 1978 from Ray Walker and wife, Marilyn D. Walker of record in Book 5283, page 664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.