20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/06 09:55 2 pgs
Fees:13.00 Taxes:259.00

20060919-0115713

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF September 2006

DANIEL L. WISOTHOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Talley (NAME)	Same As New Owner (NAME)	MAP 119.13
3105 Noble Valley Drive (ADDRESS)	(ADDRESS)	PARCEL 285.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Estate of Margaret Jane Lee, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Talley and wife, Karen J. Talley

HEREINAFTER CALLED THE GRANTEES, 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 the easterly 51 feet of Lot No. 24 on the Map of Rose V. Tanksley's Subdivision, as of record in Book 547, page 56, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 24 fronts 51 feet on the northerly side of Tanksley Avenue and extends back between parallel lines 153 feet to an alley.

BEING the same property conveyed to Robert E. Lee, Jr., and wife, Margaret Jane Lee by Warranty Deed dated March 4th, 1951 from A.D. Hewlett and wife, Frances H. Hewlett, of record in Book 2270, page 47, Register's Office for Davidson County, Tennessee. The said Robert E. Lee, Jr., having since died July 28, 1985, pre-deceasing Margaret Jane Lee, whom has since died, May 9, 2006, testate, a resident of Davidson County, Tennessee. By Last Will & Testatment of Margaret Jane Lee, Probate No. 06P838, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Jane Caylor was appointed Executrix, and the real property herein was devised to Jane Caylor and Harold Caylor.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 314 Tanksley Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 15th day of September, 2006

Estate of Margaret Jane Lee, Deceased
By: Jane Caylor
Jane Caylor, Executrix

Jane Caylor
Jane Caylor

Harold Caylor
Harold Caylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jane Caylor as Executrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the Estate of Margaret Jane Lee, Deceased , the within named bargainor and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Jane Caylor as Executrix of the Estate of Margaret Jane Lee, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 15th day of September, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane Caylor and Harold Caylor the bargainor, 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 and official seal at Goodlettsville, Tennessee, on this the 15th day of September, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON