THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MAP PARCEL NUMBERS
Map & Parcel No: 18-14.00

Davidson County DEEDWARR
Recvd: 10/10/06 13:10 2 pgs
Fees:13.00 Taxes:310.80

20061010-0125945

WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of September, 2006, by and between **Ashley M. Proctor**, party of the first part, and **Elizabeth A. Jerrolds and James E. Jerrolds, ~~husband and wife,~~** wife and husband as party of the second part,

WITNESSETH: That for and in consideration of **$84,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Goodletsville County of Davidson, State of Tennessee:

A certain tract of land in the 2nd Civil District of Nashville, Davidson County, Tennessee, being generally located in the northeast quadrant of the Intersection of Old Springfield Pike and Dickerson Road and being all of Lot No. One, on the final plat of the Billy Hitt Subdivision as evidenced in Book 7900, page 232, RODC, TN, and being more particularly described as follows:

Beginning at a point in the easterly margin of said Old Springfield Pike, said point being 2474' more or less northerly along said margin from the westerly margin of Dickerson Road, said point being the westerly most corner of Lot No. Two of the final plat of said Billy Hitt Subdivision; thence

1) with the line of said Lot Two, North 56 deg. 01' 03" East a distance of 270.00' to a point, thence

2) with the line of said Lot Two, North 33 deg. 58' 57" West a distance of 326.31' to a point in Walkers Creek, thence,

3) with Walkers Creek, South 39 deg. 37' 28" West a distance of 245.80 to a point in Walkers Creek , thence,

4) with the easterly margin of Old Springfield Pike, South 26 deg. 24' 07" East a distance of 259.21' to the point of beginning and containing 1.68 acres more or less.

BEING the same property conveyed to Rebecca W. Hitt, individually by an executor Quitclaim Deed from Rebecca W. Hitt, Executor of the Estate of Billy Hitt and a Co-Trustee of the Family Trust created under the Will of Billy Hitt and James E. Summar, Sr., Co-Trustee of the said Family Trust, of record in Book No. 9899, page 567, Register's Office for Davidson County, Tennessee. Rebecca W. Hitt having subsequently conveyed one-seventh (1/7) interest in and to said property as follows: In Quitclaim Deed of record in Book No. 9899, page 571, as corrected by deed of record in Book 11413, page 526, a one-seventh (1/7) interest to Elizabeth Summar Anderson and a one-seventh (1/7) interest to James E. Summar, Jr.; in Quitclaim Deed of record in Book 10685, page 526, as corrected by deed of record in Book 11413, page 523, a one-seventh (1/7) interest to Elizabeth Summar Anderson and a one-seventh (1/7) interest to James E. Summar, Jr.; in Quitclaim Deed of record in Book 11413, page 520 a one-seventh (1/7) interest to Elizabeth Summar Anderson and a one-seventh (1/7) interest to James E. Summar, Jr.; the said Elizabeth Summar Anderson having then conveyed all her right, title and interest in and to said property to James E. Summar, Jr. by Quitclaim Deed to James E. Summar, Jr. all resulting in James E. Summar being vested with a six-seventh (6/7) undivided interest in and to said property with a one-seventh (1/7) undivided interest being retained by Rebecca W. Hitt. Rebecca W. Hitt subsequently conveyed her 1/7 remaining interest to James E. Summar, Jr. by Quitclaim Deed dated 8-19-05, of record in Instrument No. 200508240100679, Register's Office for Davidson County, Tennessee, being further conveyed to Ashley M. Proctor by deed from James E. Summar, Jr., unmarried, of record in Book/Instrument No.200508240100680, Register's Office, Davidson County, Tennessee, dated 8-19-05 and

recorded 8-24-05.

Christopher Proctor, spouse of Ashley M. Proctor, joins in this conveyance to convey any and all interest, marital or otherwise, that he may have in the above referenced property, now or hereafter.

The above referenced property is also known as 7800 Old Springfield Pike, Goodlettsville, Tennessee, 37072.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 7900, page 232; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ashley M. Proctor
Ashley M. Proctor
Christopher Proctor
Christopher Proctor

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ashley M. Proctor and Christopher Proctor** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of September 2006.

My commission expires 7/24/10
Edward B Baldwin III
Notary Public

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$84,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christy D. Sanders
Affiant

Subscribed and sworn to before me this 22 day of September, 2006.

Edward B Baldwin III
Notary Public
My Commission Expires: 7/24/10

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:
7800 Old Springfield Pike
Goodletsville, TN 37072
Name and Address of New Owner
James + Elizabeth Jerrolds
7800 Old Springfield Pike
Goodlettsville, TN 37072