Davidson County DEEDWARR
Recvd: 10/11/06 12:40 2 pgs
Fees:13.00 Taxes:503.20

20061011-0126319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $136,000.00

Carla E. Johnson-Turner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: October 2, 2006

NOTARY PUBLIC

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: 1-24-09

My Commission Expires JAN 24 2

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:
Carla E. Johnson-Turner 2519 David Court Nashville, TN 37214	Century 21 Mortgage 3000 Leadenhall Road Mount Laurel, NJ 08054	095-08-0-163.00

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, **ESTATE OF A. PAULINE MEERS AND ESTATE OF LUNA AILEEN EZELL,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CARLA E. JOHNSON-TURNER, AN UNMARRIED WOMAN,** 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. 63, on the Plan of Woodberry Park, as shown on plat of record in Plat Book 2133, page 117, 118, and 119, in the Register's Office for Davidson County, Tennessee.
Beginning at a point in the south margin of David Court, at the corner of Lots 63 and 64; thence southwesterly with the line between said lots, 160 feet to a point in the east line of Lot 65; thence with the line between lots 63 and 65; southwardly 71.5 feet to a point, the common rear corner of Lots 63 and 65; thence eastwardly with the line between Lots 63, 107 and 108, a distance of 67 feet to a point the southwest corner of Lot No. 62; thence with the line between Lots 62 and 63; northeastwardly 183.7 feet to a point in the south margin of David Court; thence with the margin of the same, northwestwardly 70 feet to the beginning.

Being the same property conveyed to A. Pauline Meers and Luna Aileen Ezell by Deed of record in Book 4957, Page 868, recorded 10/02/1975, Register's Office for Davidson County, Tennessee.
A. Pauline Meers having since died on 09/10/2005, leaving a will, Docket # 06P1141, in which Pamela Wise and Judy Lusk are appointed Co-Executors of record in Probate Court, Davidson County, Tennessee.
Luna Aileen Ezell having since died on 01/19/2006, leaving a will, Docket # 06P885, in which David Ezell is appointed Executor of record in Probate Court, Davidson County, Tennessee.

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:
2519 DAVID COURT, NASHVILLE, TN 37214
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: 10/02/06

Estate of A. Pauline Meers

BY: Pamela Wise, Executor
Pamela Wise, Executor

BY: Judy Lusk, ADM
Judy Lusk, Executor

Estate of Luna Aileen Ezell

BY: DAVID EZELL EXEC
David Ezell, Executor

LTSR Number:

GTE File: 2006090501

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 Pamela Wise and Judy Lusk with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged themselves as the Co-Executors of the Estate of A. Pauline Meers, and in their capacity as such Executor, acknowledged that they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 2nd day of October, 2006.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Ezell with whom I a personally acquainted, or proved to me on the basis of satisfactory evidence and upon his oath(s) acknowledged himself as the Executor of the Estate of Luna Aileen Ezell, an in his capacity as such Executor, acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee on this the 2nd day of October, 2006.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: My Commission Expires JAN. 24, 2009

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: _____