Davidson County DEEDWARR
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Fees:13.00 Taxes:569.80
20061013-0127151

# *WARRANTY DEED*

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,000.00*

*AFFIANT*

*SUBSCRIBED AND SWORN BEFORE ME THIS THE 11 DAY OF OCTOBER, 2006.*

*NOTARY PUBLIC*
*MY COMMISSION EXPIRES 9/22/07*

JUDY SCHECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument prepared by
Judy Schechter, Attorney at Law
112 Long Hollow Pike, Suite 206
Goodlettsville, TN 37072

| Address of New Owners | Send Tax Bills To | Map Parcel # |
|---|---|---|
| Otto Werrbach, Jr. and Marie B. Werrbach | Owner | 61-2 |
| 709 Stanvid Avenue | | 108 |
| Nashville, TN 37216 | | F B 12DZ13365 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, MARY P. HOLT, unmarried, hereinafter called the GRANTOR, have bargained and sold and by these presents do transfer and convey unto Otto Werrbach, Jr. and wife, Marie B. Werrbach, hereinafter called the GRANTEE, 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. 170 on the Plan of Gra-Mar Acres Section Six, as of record in Plat Book 2331, page 43, Register's Office for said County, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Mary P. Holt and husband Fred R. Holt, by deed from David E. Sunstead and wife, Mary A. Sunstead, of record in Book 9386 page 717, Register's Office for

Davidson County, Tennessee, Fred R. Holt having died and his wife, Mary P. Holt having inherited his interest.

The property described herein is subject to any and all restrictions and easements of record.

This is improved property known as 709 Stanvid Avenue, Nashville, Tennessee 37216

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, her heirs and assigns, forever; and I do covenant with the said GRANTEE, that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 9th day of October, 2006.

MARY P. HOLT Mary P. Holt by

Patricia Allen Conservator

By: PATRICIA ALLEN, CONSERVATOR

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, Patricia Allen as Conservator for Mary P. Holt, with whom I am personally acquainted, and made oath that she as such Conservator with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Goodlettsville, Tennessee on this the 9th day of October, 2006.

JUDY SCHECHTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 9/22/07