Davidson County DEEDWARR
Recvd: 10/24/06 09:00 2 pgs
Fees:12.00 Taxes:0.00

20061024-0131550

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me, this the 3 day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7/25/09

NICHOLAS PERENICH, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Nick Perenich, Attorney, 237 Old Hickory Boulevard, Nashville, Tennessee 37221

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Phillip McDowell	New Owners	Map 142-16-A
1201 Bedfordshire Court		Parcel 60
Nashville, TN 37221		

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 considerations, the receipt of which is hereby acknowledged, Joelle Key, Executrix for the Estate of Nancy Cushman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Phillip McDowell, hereinafter called the Grantees, Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 as shown on the plat of Devon Park, Phase II, of record in Book 6250, page 432, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Nancy Cushman by Warranty Deed from Marv Dennis and wife, Sharon Dennis, of record in Book 10596, page 425, Register's Office for Davidson County, Tennessee.

Nancy Cushman having died lately and her estate probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under number 05P-1955; and pursuant to the Last

Will and Testament of Nancy Cushman.

This is improved (X) real property, known as: 1201 Bedfordshire Court, Nashville, TN 37221

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, Grantees' heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is 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 Grantor does further covenant and bind themselves, our heirs and assigns, to warrant and forever defend the title to the property 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.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3 day of August, 2006.

Joelle Key, Executrix for the Estate of Nancy Cushman

NICHOLAS PEARMON, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joelle Key, Executrix for the Estate of Nancy Cushman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 7/25/09

05/30/06