Davidson County DEEDWARR
Recvd: 10/25/06 11:14 2 pgs
Fees:13.00 Taxes:684.50

20061025-0132286

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gary J. Hill and Clara Z. Hill	New Owners	Map 129-080
1950 Otter Creek Road		Parcel 32.00
Nashville, TN 37215		26b 12759

This instrument prepared by : Robert J. Notestine III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Hazel M. Tussey, a widow** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Gary J. Hill and wife, Clara Z. Hill** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 31 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 97 feet on the northerly margin of Warner Park Drive and runs back 200 feet on the westerly line and 207.24 feet on the easterly line to a dead line measuring 131 feet thereon.

Being the same property conveyed to Ervin C. Tussey and wife, Hazel M. Tussey by Warranty Deed from Bruce Batson and wife, Catherin Batson record in Book 3893, page484, said Register's Office for Davidson County, Tennessee. Ervin C. Tussey has since died and upon his death, title was vested in Hazel M. Tussey as the sole surviving tenant by the entirety.

This description is the same as was used in the last deed of record.

This instrument is being executed in behalf of Hazel M. Tussey pursuant to a Limited Power of Attorney executed by Hazel M. Tussey, which is being recorded simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. Plan of record in Plat Book 3600, page 12-14, said Register's Office.

This is improved property commonly known as 1033 Edwin Warner Drive, Nashville, Tennessee 37205.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of October, 2006.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her 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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of October, 2006.

Hazel M. Tussey
By: Jacqueline R. Sullivan, Attorney in Fact

By: Jacqueline R. Sullivan, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jacqueline R. Sullivan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Hazel M. Tussey and who acknowledged that she executed the same as the free act and deed of the said Hazel M. Tussey.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2006.

Notary Public

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009