Davidson County DEEDWARR
Recvd: 11/14/06 15:33 3 pgs
Fees:17.00 Taxes:0.00
20061114-0141574

This transfer is exempt from the Tennessee real estate recording tax pursuant to Chapter 721, Public Acts 1994, amending T.C.A. § 67.4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Bettye M Klein
Affiant

Subscribed and sworn to before me this 20th day of Sept, 2006.

Notary Public

My Commission expires: 4-21-08

**This instrument was prepared by:**
John R. Vermillion
5115 Maryland Way
Brentwood, Tennessee 37027

**Address New Owner as Follows:**
The Bettye M. Klein Revocable
Living Trust
4800 Myra Drive
Hermitage, Tennessee 37076

**Send Tax Bills to:**
The Bettye M. Klein Revocable
Living Trust
4800 Myra Drive
Hermitage, Tennessee 37076

**Map-Parcel Numbers:**

_____-_____

## LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that BETTYE M. KLEIN, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, transferred and conveyed and does hereby bargain, sell, transfer and convey unto BETTYE M. KLEIN, as Trustee for THE BETTYE M. KLEIN REVOCABLE LIVING TRUST, its heirs, successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Three tracts of land in the 4th Civil District of Davidson County, Tennessee, being a part of Lot No. 8 on the Plan of the lands of Moses T. Brooks, deceased as of record in Minute Book "H", page 690 in the County Court of Davidson County, Tennessee and more particularly described as follows:

**TRACT NO. 1:**

Beginning at a point in the center line of New Hope Road 653.2 ft. along the center of Old New Hope Road from Flora Johnson's north line; thence along the center of New Hope Road, north 0° 21' West 166.8 feet to the southeast corner of the property conveyed to William E. Reed, Jr.; thence along Reed's south line north 87° 30' West 342.6 feet to a point in Mrs. Ruby Lane Hayes' line; thence along Mrs. Ruby Lane Hayes' line and with a fence, south 14° 10' east 191.7 ft. to a point; thence north 89° 32' east 295.9 ft. to the beginning containing 1.28 acres, more or less.

**TRACT NO. 2:**

Beginning at the northwest corner of the tract of land conveyed to J.W. Jenkins and wife, Willadean Jenking by Mrs. Ruby Lanes Hayes by deed recorded in Register's Office of Davidson County, Tennessee, in Book 1540, Page 35, runs thence South 10 ft. to the fence of Mrs. Ruby Lane Hayes, thence in a westerly direction with the said fence of Mrs. Ruby

T.A.I.

Lane Hayes 355 ft. more or less to Johnson's line; thence in a northerly direction with Johnson's line 409 ft. to a stake, a corner with the lands conveyed by Mrs. Ruby Lane Hayes to Curtis Bruce; thence in an easterly direction 175 feet more or less to the northwest corner of the lands conveyed to J.E. Peach by said Mrs. Ruby Lane Hayes; thence in a southerly direction with the western line of said J.E. Peach 210 ft. to Peach's southwest corner; thence in an eastern direction with said J.E. Peach's south line 210 ft. to Reed's southwest corner; thence in an eastern direction with said J.E. Peach's south line 210 ft. to Reed's line; thence in a southern direction with said W.E. Reed's west line 210 ft. to J.W. Jenkin's north line; thence in a western direction with said Jenkins' north line 27 ft. more or less the point of beginning.

**TRACT NO. 3:**

Beginning at a point ten ft. south of the northwest corner of a tract of land conveyed to J.W. Jenkins and wife, Willadean Jenkins, by Mrs. Ruby Lane Hayes, by deed recorded in Register's Office of Davidson County, Tennessee, in Book 1540, Page 35; thence in a Westerly direction 355 ft. along the southerly margin of a tract of land conveyed to J.W. Jenkins and wife, Willadean Jenkins, by deed from Mrs. Ruby Lane Hayes and recorded in the Register's Office of Davidson County, Tennessee, in Book 2090, Page 102, a noted in Book 78, Page 326, to Mrs. Florence Johnson's eastern boundary thence in a southerly direction with the said Johnson's easterly line 288 feet to the northwest corner of the Buford Smith Property' thence easterly and in a straight line along the said Buford Smith's northern boundary 358 feet to the northeast corner of the Buford Smith's property; thence on a straight line easterly toward the New Hope Road 82 feet to the fence of Mrs. Ruby Lane Hayes; thence northerly, slight northwesterly 85 feet to the southwest corner of the tract of land conveyed to J.W. Jenkins and wife, Willadean Jenkins, by the said Mrs. Ruby Lane Hayes by deed recorded in Register's Office of Davidson County, Tennessee, in Book 1540, Page 35, above mentioned, thence on in a straight line 185 feet along the westerly margin of the J.W. Jenkins and wife, Willadean Jenkins property, previously conveyed by them to the said Mrs. Ruby Lane Hayes and above mentioned, to the point of beginning, containing two and one half acres, more or less.

The above described property is ☐ improved ☐ unimproved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

WITNESS my hand this 26th day of September, 2006.

Bettye M Klein

BETTYE M. KLEIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTYE M. KLEIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Hermitage TN, Tennessee, this 20th day of Sept, 20 06.

Paul Wallace Koch

Notary Public, State of Tennessee
My Commission expires: 4-21-08.

