Davidson County DEEDWARR
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Fees:18.00 Taxes:610.50
20061121-0144256

This Instrument Prepared By:
Jack E. Seaman, Attorney
2021 Richard Jones Road. Suite 350
Nashville, Tennessee 37215
615/383-3332

WARRANTY DEED

Address of Correct Owner As Follows	Send Tax Bills To:	Map and Parcel Numbers
Dennis Bryant 557 Brixham Park Circle Franklin, TN 30769	Same	Map 147-9 Par. 68

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy Faye Seaman, as the Executrix of the Estate of Marie Ruston Harris, have bargained and sold, and by these presents do transfer and convey unto the said Dennis Bryant, his 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. 7 on the Map of Caldwell County Estates, Section I, as of record in Book 2663, pages 68 and 69, Register's Office, Davidson County, Tennessee.

Said Lot No. 7 fronts 80 feet on the westerly side of Darlington Road and extends back between lines 477.7 feet on the northerly line and 444.5 feet on the southerly line to a dead line in the rear, measuring 124.3 feet thereon.

Being the same property conveyed to Thomas M. Harris and wife, Marie R. Harris, by deed from Joseph G. Schultz and wife, Martha Schultz, of record in Book 4001, page 48, and the Plan of Record in Book 2663, pages 68 and 69, Register's Office for Davidson County, Tennessee. Thomas M. Harris pre-deceased Marie R. Harris and his date of death was in March, 1994.

This is improved property known as 5009 Darlington Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dennis Bryant, his heirs and assigns, forever.

AND I DO COVENANT with the said Dennis Bryant that the estate is lawfully seized and possessed of said land in fee simple, as Executrix I have a good right to convey it, and the same is unencumbered.

AND , AS Executrix of the Estate, I DO FURTHER COVENANT and bind the estate to warrant the title of said land to Dennis Bryant, his heirs and assigns, against the lawful claims of all persons whomsoever.

This conveyance is subject to existing building restrictions, covenants, zoning ordinances and easements of record.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20 day of November, 2006.

Nancy Faye Seaman
NANCY FAYE SEAMAN, Executrix

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 Nancy Faye Seaman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of November, 2006.

NOTARY PUBLIC

My Commission Expires 5/22/2010

ANNE T. McLAURIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this the 20th day of November, 2006.

NOTARY PUBLIC

My Commission Expires: 5/22/2010.

ANNE T. McLAURIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.