WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/06 08:44 2 pgs
Fees:12.00 Taxes:0.00
20061122-0144838

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 21st day of November, 2006

NOTARY PUBLIC

My Commission Expires: 11-25-2006

MARY N. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
James C. Vance, Attorney, 237 Old Hickory Boulevard, Nashville, Tennessee 37221

mail after recording →

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Dorothy L. Surratt	New Owners	Map 141
8255 Coley Davis Road		Parcel 54
Nashville, TN 37221		

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dorothy L. Surratt, Personal Representative for the Estate of James O. Surratt, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dorothy L. Surratt, a widow, 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:

A parcel of land in the Ninth Civil District of Davidson County, Tennessee, on Harpeth River, being a portion of a tract owned by George Thomas Stephens and of record in Book 3709, page 608, Register's Office for Davidson County, Tennessee, surveyed the 10th of September, 1968, by S.H. Hutchison as follows:

BEGIN Lot No. 3 at iron stake in TVA South line, the same being the northeast corner of Lot No. 2; thence with TVA property line south 87 degrees 30 minutes east passing an iron stake in line at 250 degrees, in all 425 feet more or less to point in Harpeth River; thence down said river as follows: South 25 degrees west 344 feet to point; south 26 degrees west 165 feet to point; south 51 degrees west 214 feet to point; south 70 degrees west 264 feet to point; north 89 degrees west 164 feet more or less to point in river, the southeast corner of Lot No. 2; thence with easterly line of Lot No. 2 as follows: North 35 degrees 30 minutes east passing an iron stake in line on bank of river 575 feet more or less to an iron stake by a corner fence post;

north 3 degrees 45 minutes east 227.4 feet to point of beginning, containing 5.58 acres, being the same more or less.

Being the same property conveyed to James O. Surratt and wife, Dorothy L. Surratt, by deed from Ernest E. Williams and wife Mary L. Williams, of record in Book 11483, page 620, Register's Office for Davidson County, Tennessee. James O. Surratt having died and his estate probated in the Seventh Circuit Court for Davidson County, Tennessee under number 06P-924.

This conveyance is subject to an overhead line easement granted by Ernest E. Williams and wife, Mary L. Williams, to the Metropolitan government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said Government of record in Book 7693, page 195, Register's Office for Davidson County, Tennessee.

This is improved real property, commonly known as: 8291 Coley Davis Road, Nashville, Tennessee 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 21 day of November, 2006.

Dorothy L. Surratt - Record Rep.
Dorothy L. Surratt, Personal Representative
for Estate of James O. Surratt

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 Dorothy L. Surratt, Personal Representative for the Estate of James O. Surratt, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of November, 2006.

MARY W. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11-25-2006