WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/06 08:45 2 pgs
Fees:12.00 Taxes:0.00
20061122-0144840

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: 11-30-2008

MAY N. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 30
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:

Land in the 9th Civil District of Davidson County, Tennessee, on Big Harpeth River, and being a portion of a 38 acre tract, of record in Book 2486, page 521, RODC, Tennessee and more particularly described as follows:

Beginning at an iron pin in the easterly margin of Coley Davis Road being the Northwest corner of the Monroe Hargrove Property as of record in Book 5455, page 810, RODC, Tennessee; thence North 82 degrees 56 minutes East 190.88 feet to an iron pin; thence North 63 degrees 58 minutes East 547.0 feet to an iron pin on the bank of Harpeth River continuing 75.0 feet to a point in the center of Harpeth River; thence along the center of Harpeth River North 00 degrees 24 minutes East 255.0 feet to a point; thence North 07 degrees 05 minutes West 491.83 feet to a point; thence North 34 degrees 31 minutes West 275 feet to a point; thence South 31 degrees 36 minutes West 67.95 feet to an iron pin on the bank of Harpeth River; thence South 31 degrees 36 minutes West 621.37 feet to an existing post and stake; thence South

31 degrees 36 minutes West 455.72 feet to a corner monument in the easterly margin of Coley Davis Road; thence along the margin of said road South 12 degrees 50 minutes East 298.35 feet to the point of beginning, containing 13.61 acres, more or less, according to a survey of Gregg Underwood dated September 9. 1984.

Being the same property conveyed to James O. Surratt and wife, Dorothy L. Surratt, by deed from Effie G. Stephens, Joseph Lee Stephens, Jr. and Dorothy Stephens, of record in Book 6395, page 664, 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, Probate Division under number 06P-924.

This is improved real property, commonly known as: 8255 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 - Personal 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.

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

NOTARY PUBLIC

My Commission Expires: 11-25-2009