# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/07 09:01 2 pgs
Fees:13.00 Taxes:399.60

20070105-0002045

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Peter Connerth | Wells Fargo Bank, N.A. | Map 083 |
| 1524 E. Douglas Ave. | 1150 West Washington Street | Group 02-0 |
| Nashville, TN 37206 | Tempe, AZ 85281 | Parcel 203.00 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Gladys Adams, Executrix of the Estate of Embry Hadley Adams**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Peter Connerth**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 90, on the Plan of Dr. E.T. Brown's Subdivision of of Lots 21-26, Brownsville Addition of record in Book 332, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alliene Burgess Hadley by deed from Howard E. Hadley of record in Book 898, Page 462, said Register's Office. The said Alliene Burgess Hadley a/k/a Aileen Burgess Hadley died a widower and devised the property by Will to Embrey Hadley Adams. See Will of record in Will Book 163, Page 173, in the Probate Court for Davidson County, Tennessee. The said Embrey Hadley Adams now being deceased. The Grantor herein executes this instrument as Executrix of the Estate of Embrey Hadley Adams pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, Probate File No. 06P-1856.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 332, Page 91, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1524 E. Douglas Ave., Nashville, TN 37206

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land 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.

Witness my hand this 26 day of December, 2006.

Gladys Adams, Exec.
Gladys Adams Estate of Embry Adams

STATE OF FLORIDA
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gladys Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to the the Executrix of the Estate of Embry Hadley Adams, the within named bargainor, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Embry Hadley Adams by the said Gladys Adams as such Executrix.

Witness my hand and official seal at Marathon, Florida, this 26TH day of December, 2006.

My Commission Expires: _____

Guadalupe Cupazoc
Notary Public

GUADALUPE MARZOA
Notary Public - State of Florida
My Commission Expires Nov 29, 2007
Commission # DD 250630
Bonded By National Notary Assn.