WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/07 10:13 2 pgs
Fees:13.00 Taxes:240.50
20070117-0006658

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$65,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 16 day of January, 2007.

Notary Public
My Commission expires: 4-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Whitworth Real Estate, Inc.	SAME	083-04-0-158.00
242 West Main Street, Ste 300		
Hendersonville, TN 37075		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janice C. Skeggs, Executrix** of **The Estate of Ruby Mai James**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Whitworth Real Estate, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 42 on the plan of Rosebank Park, of record in Book 1935, page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 42 fronts 130 feet on the southeasterly side of Solon Drive and runs back between lines 139.1 feet on the easterly line and 99.7 feet on the southerly line to a deadline in the rear on which hit measures 70 feet.

Being the same property conveyed to Ruby Mai Archie Mcpherson, by deed from Robert Taylor McPherson, on February 17, 1967, of record in Book 4106, page 38, Register's Office for Davidson County, Tennessee. The said Ruby Mai Archie McPherson aka Ruby Mai James, having died testate on August 12, 2006, a resident of Davidson County, Tennessee and her Last Will and Testament naming Janice Skeggs as Executor of the Estate.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 26, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1907, page 593, and Book 2039, page 544, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2503 Solon Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 16, 2007.

The Estate of Ruby Mai James

Janice C. Skeggs
By Janice C. Skeggs, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janice C. Skeggs** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 16, 2007

My commission expires 9-22-07

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY