Lender's Title & Escrow, LLC
2670 Memorial Blvd, Suite D1
Murfreesboro, TN 37129
(615) 427-6001 (615) 427-6002 fx

STATE OF TENNESSEE
COUNTY OF Davidson

15597

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~11/22/2010~~ 5/15/2010

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Ollie Mai Parsley Danny L. Smith

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Virginia Hudgins Briley	SEND TAX BILLS TO: Washington Mutual Bank	MAP-PARCEL NUMBERS 04207004700
(NAME) 603 N. Graycrof Ave.	(NAME) 7887 E. Belleview Ave. #700	
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRES) Englewood, Co 80111	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Thomas H. Ware, Administrator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia Hudgins Briley and husband, Thomas Lee Briley

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:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Map of Section II, Morning View Subdivision, as of record in Book 2133, page 99, Register's Office for said County.

Said Lot No. 35 fronts 215 feet on the westerly side of Graycroft Avenue and runs back between lines, 230.22 feet on the northerly line and 176.12 feet on the southerly line, to a dead line measuring 204 feet thereon.

BEING the same property conveyed to Beecher R. Kirby and wife, Lola Kirby by deed from Charles E. Rhoten and Howard K. Williamson filed in Book 2395, page 319, Register's Office for said County. Lola Kirby having predeceased Beecher R. Kiry. Pursuant to Order No. 02P-1799 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, authority is granted to Thomas H. Ware as Administrator to sell and convey subject property.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 603 N. Graycroft Avenue, Madison, TN 37115

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 his hand this 8th day of January, 2007.

Thomas H. Ware, Administrator

Thomas H. Ware, Administrator

Davidson County DEEDWARR
Recvd: 02/02/07 15:37 2 pgs
Fees:13.00 Taxes:484.70

20070202-0014310

15597

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Thomas H. Ware, Administrator

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 2007.

My commission expires ~~11/22/2010~~

Notary Public Ollie Mai Parsley

BLAKE FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008