20R

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 2007

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Francis	SAME AS NEW OWNER	MAP 117.04
(NAME)	(NAME)	
2805 Brightwood Avenue		PARCEL 233.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Cynthia Jean Graham, Co-Executor and Teresa Tune Oden, Co-Executor of The Estate of Bertha Lillian Pfeiffer, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heather Francis and husband, R. Andrew Robers

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, within the old city or corporate limits of Nashville, Tennessee, Davidson County, Tennessee, and being Lot No. 94 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee and more particularly described as follows:

SAID Lot No. 94 fronts 50 feet on the Westerly side of Brightwood Avenue, runs back between parallel lines 161.5 feet to an alley, on which it measures 50 feet, and bears the address, including the house located on said land, 2805 Brightwood Avenue, Nashville, Tennessee 37212.

Being the same property conveyed to William M. Pfeiffer, Sr. and Bertha Lillian Pfeiffer by Quitclaim Deed dated September 19, 1980, from William M. Pfeiffer, Sr., of record in Book 5653, Page 669, Register's Office for Davidson County, Tennessee. The said Bertha Lillian Pfeiffer having since died, a resident of Davidson County, Tennessee on July 14, 2006. The said William M. Pfeiffer, Sr. having predeceased the said Bertha Lillian Pfeiffer on March 3, 2002 in Davidson County, Tennessee. Cynthia Jean Graham and Teresa Tune Oden execute this Instrument as Co-Executors pursuant to the Last Will and Testament of Bertha Lillian Pfeiffer of record by Docket No. 06P-161 K in the Seventh Circuit Court for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2805 Brightwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 5th day of April, 2007

Cynthia Jean Graham, Co-Executor

Teresa Tune Oden, Co-Executor

Davidson County DEEDWARR
Recvd: 04/10/07 10:24 2 pgs
Fees:13.00 Taxes:1184.00

20070410-0042439

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cynthia Jean Graham and Teresa Tune Oden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Co-Executor's of the Estate of Bertha Lillian Pfeiffer, Deceased , the within named bargainor and that they as such Co-Executor's being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Cynthia Jean Graham and Teresa Tune Oden as Co-Executor's of the Estate of Bertha Lillian Pfeiffer, Deceased.

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 5th day of April, 2007.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9/22/08
