**Return to: Box 10-B
Cohen & Cohen

Davidson County DEEDWARR
Recvd: 04/30/07 14:55 3 pgs
Fees:18.00 Taxes:669.70
20070430-0051345

This instrument prepared by:
Brogdon, Creasy, Kelly & Sanders, PLLC
230 North Main Street
Dickson, TN 37055
BCKS #07-040084

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S), AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Brittney Kara Webb Stanley and Brian Keith Webb, as the Sole Heirs and Co-Administrators of the Estate of Karen Edwina Webb, Deceased

HEREINAFTER CALLED THE GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Benjamin Feller and wife, Diana Feller

HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Cross Timbers Subdivision, Section 2, as of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee.

Lot No. 46 fronts 86.0 feet on the northerly side of Stacy Drive and runs back between parallel lines 150.0 feet to a line in the rear measuring 86.0 feet thereon.

Being the same property conveyed to Bobby Fred Webb and wife, Karen Black Webb, by Deed from Hudson & Driver Construction Company, a Tennessee Corporation, of record in Book 4295, Page 218, and further to Karen Black Webb, by Quitclaim Deed from Bobby Fred Webb, dated November 14, 1983, of record in Book 6175, Page 947, all in the Register's Office of Davidson County, Tennessee. Karen Edwina Webb being now deceased and, having deceased intestate on January 27, 2007, the estate of Karen Edwina Webb being probated in the Probate Office of Davidson County, Tennessee as Docket Number 07P-384. The Administrators being appointed are as follows: Brittney Kara Webb Stanley and Brian Keith Webb. (Karen Black Webb and Karen Edwina Webb being one and the same person.)

Subject to all matter as shown on plat of record in Plat Book 3700, Page 92, in the Register's Office of Davidson County, Tennessee.

The description of the property conveyed herein is the description as contained in the previous deed of conveyance referred to hereinabove.

2007 County property taxes have been prorated and will be the responsibility of the Grantee(s).

TOGETHER 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. Whenever 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, this 26TH day of **April, 2007.**

Estate of Karen Edwina Webb, Deceased

Brittney Kara Webb Stanley, Individually as Heir

Brian Keith Webb, Individually as Heir

Brittney Kara Webb Stanley, Co-Administrator

Brian Keith Webb, Co-Administrator

State of: Tennessee
County of: DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brittney Kara Webb Stanley and Brian Keith Webb, individually as Sole Heirs of the Estate of Karen Edwina Webb,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 26th day of **April, 2007.**

My commission expires: 2/26/2011

Notary Public

CHRISTOPHER LEE KELLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF: Tennessee
COUNTY OF: DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brittney Kara Webb Stanley and Brian Keith Webb, as Co-Administrators of the Estate of Karen Edwina Webb,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me this 26th day of **April, 2007.**

My commission expires: 2/26/2011

Notary Public

CHRISTOPHER LEE KELLY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF: Tennessee
COUNTY OF: DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is: **$181,000.00.**

Affiant

Sworn to and subscribed before me this 26 day of **April, 2007.**

My Commission Expires: 9/22/2007

Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAP and PARCEL NUMBER:
#142-02-0-30.00

Send Tax Statement to:
~~Benjamin Feller and wife, Diana Feller~~
U. S. Bank, NA
P. O. Box 20005

Owensboro, KY 42304-0005

improved

This is unimproved property located on **7452 Stacy Drive, Nashville, TN 37221.**

Map / Parcel #142-02-0-30.00

Address Of New Owners:
Benjamin Feller and wife, Diana Feller

7452 Stacy Drive

Nashville, TN 37221