Davidson County DEEDWARR
Recvd: 05/17/07 08:34 2 pgs
Fees:13.00 Taxes:1176.60

20070517-0058851

G-20525-4
Box 14-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

After Recording Return To:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $318,000.00

Affiant

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

Notary Public
My commission expires: 11-19-09

03-0704-34605

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Forsythe Ventures, LLC 4415 Forsythe Place Nashville, TN 37205	New Owner	130-05-0 006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward Davis Cole, Executor of the Last Will & Testament of Jeanne H. Cole, deceased, and Edward Davis Cole, Devisee under the Last Will & Testament of Jeanne H. Cole, deceased, and Edward Davis Cole, heir at law of W. F. Cole, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Forsythe Ventures, LLC, hereinafter called the Grantees, their successors 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. 4 of Block "I", on the Second Revised Plan of Highlands of Belle Meade, No. 2, of record in Book 1130, Pages 71 and 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W.F. Cole, and wife, Eula Mae Cole and E.W. Cole, and wife, Jeanne Marie Cole, by Installment Deed from Hillsboro Heights Home, Inc, dated 07/29/48, recorded 07/29/48, of record in Book 1633, Page 130, Register's Office for Davidson County, Tennessee. W.F. Cole, Eula Mae Cole, E.W. Cole and Jeanne Marie Cole having since died. Eula Mae Cole having predeceased W. F. Cole, who died intestate. Edward Davis Cole being the sole heir at law of W. F. Cole. W.F. Cole, Eula Mae Cole, and E.W. Cole having predeceased Jeanne Marie Cole. By Last Will and Testament of Jeanne H. Cole of record in Docket# 06P1484, office of the Davidson County Probate Court Clerk, subject property was devised to Edward Davis Cole. Jeanne Marie Cole and Jeanne A. Cole being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6014 Don Allen Road, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of May, 2007.

Edward Davis Cole
Edward Davis Cole, Executor of The Last Will & Testament of Jeanne H. Cole, deceased

Edward Davis Cole
Edward Davis Cole, Devisee under The Last Will & Testament of Jeanne H. Cole, deceased

Edward Davis Cole
Edward Davis Cole, sole heir at law Of W. F. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Davis Cole, Executor of the Last Will & Testament of Jeanne H. Cole, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 16th day of May, 2007.

~~Diane K. Mann~~ DeLisa G. Rainey
State of Tennessee at Large

My Commission expires ~~02/22/09~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Davis Cole, Devisee under the Last Will & Testament of Jeanne H. Cole, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and in the capacity thereof.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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