Davidson County DEEDWARR
Recvd: 05/21/07 09:18 4 pgs
Fees:23.00 Taxes:273.80
20070521-0059981

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of May, 2007, by and between JAMES HENRY GRAVES, MARRIED*, and JUDY ELAINE GRAVES, UNMARRIED and MARY ANN GRAVES DUDLEY, UNMARRIED, hereinafter called Grantors, and JUDYTH JONES, MARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JAMES HENRY GRAVES, MARRIED, and JUDY ELAINE GRAVES, UNMARRIED and MARY ANN GRAVES DUDLEY, UNMARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto JUDYTH JONES, MARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 4912 CLARKSVILLE HWY., WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantor on this the day and year first above written.

SELLER:

JAMES HENRY GRAVES
Signature of Seller

JUDY ELAINE GRAVES
Signature of Seller

MARY ANN GRAVES DUDLEY by her attorney in fact Judy Elaine Graves
MARY ANN GRAVES DUDLEY
Signature of Seller

* Grantor hereby certifies the subject property is not marital property and his spouse has no interest whatsoever in said property, marital or othewise.

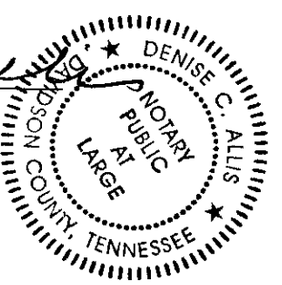
ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16TH day of May, 2007 before me personally appeared **JUDY ELAINE GRAVES**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **MARY ANN GRAVES DUDLEY**, and acknowledged that she executed the same as the free act and deed of the said **MARY ANN GRAVES DUDLEY**, pursuant to that certain Limited Power of Attorney, of record in Instrument Number 20070521005 9980, Register's Office for Davidson County, Tennessee.

Witness my hand, at Madison, Tennessee, this 16th day of May, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



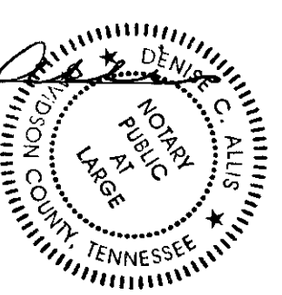
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, Judy Elaine Graves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 16th day of May, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



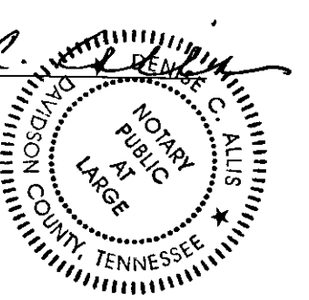
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, James Henry Graves, the within named 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, at Madison, Tennessee, this 16th day of May, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008



***Name and Address of Property Owner:**
655 Moormans Arm Rd
Nashville, TN 37201

Person Responsible for Taxes:
Same.

Property Address: 4912 Clarksville Hwy., Whites Creek, TN 37189

Map & Parcel #: MAP 48, P/O PARCEL 035.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $74,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, a Notary Public, this 16TH day of MAY, 2007.

NOTARY PUBLIC

My commission expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

RETURN TO:
Commonwealth Title Agency
333 Gallatin Rd. South, Ste. 1
Madison, TN 37115

EXHIBIT 'A'

Beginning at an existing iron pin on the north margin of Clarksville Highway, same being the southwest corner of Phyllis Tarkington as of record in Book 4929, Page 286, Register's Office for Davidson County, Tennessee; thence, with said margin North 54 deg. 19' 50" W a distance of 447.70' to a point; thence with a curve turning to the right with an arc length of 151.24' with a radius of 3785.00', with a chord bearing of N 53 deg. 11' 09" W, with a chord length of 151.23' to an existing iron pin, the same being the southeast corner of Donna Cozart as of record in Instrument 200511210140361, Register's Office for Davidson County, Tennessee; thence with said Cozart N 31 deg. 28' 20" E a distance of 465.61' to an existing iron pin and thence N 16 deg. 14' 27" E a distance of 298.64' to a new iron pin; thence severing the remaining portion of the property of Fred Graves as of record in Book 3848, Page 597, R.O.D.C., S 19 deg. 57' 27" E a distance of 543.89' to an existing iron pin the same being the northwest corner of Tarkington; thence with said Tarkington S 03 deg. 00' 00" W a distance of 525.00' to an existing iron pin which is the point of beginning, having an area of 261361.0 square feet, 6.0 acres more or less.

BEING a portion of the same property conveyed to Fred R. Graves and wife, Mattie Lou Graves, by Warranty Deed from Fred R. Graves, of record in Record Book 3848, page 597, Register's Office for Cheatham County, Tennessee. The said Fred R. Graves having since died on 1/08/68, and property vested, by operation of law, in his surviving spouse, Mattie Lou Graves. Mattie Lou Graves having since died on July 10, 2006, testate and unmarried, and by her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Pro bate Division, Docket # 06P-1224, property was devised unto her 3 children, James Henry Graves, Mary Ann Graves Dudley and Judy Elaine Graves, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 48, P/O PARCEL 035.00).

2. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7461, page 817, Register's Office for DAVIDSON County, Tennessee.

3. Subject to rollback taxes under the Greenbelt assessment as per T.C.A. 67-5-1001, et seq.

4. Greenbelt Assessment Application of record in Book 8858, Page 977, said Register's Office.