Davidson County DEEDWARR
Recvd: 05/21/07 14:37 2 pgs
Fees:13.00 Taxes:357.29

20070521-0060487

THIS INSTRUMENT PREPARED BY: Please return to same address
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel Nos.**
Karen Hughes	**NEW OWNER**	162-09-0-067.00
504 Ash Briar Circle		
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $96,566.00.

Affiant

Subscribed and sworn to before me this 11th day of May, 2007

Notary Public
My Commission Expires: 5/26/09

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Georgia Ileen Carpenter and James Patrick Dortch and Robert Earl Dortch, III** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Karen Hughes, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, BEING Lot No. 17 on the Plan of Hickory View, Section One, as of record in Book 5210, Page 221, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description of said lot.

Being the same property conveyed to Ileen Temple by Assumption Deed from Georgia Thompson Carpenter and husband Cary G. Carpenter, of record in Book 6280, Page 484, dated April 24, 1984 and Recorded April 30, 1984, Register's Office for Davidson County, Tennessee

Grantor are the beneficiaries of the Last Will and Testament, dated June 9, 2004, of Pearl Ileen Temple-Neely, Case No. 07P680, Circuit Court for Davidson County, Tennessee

NOTE: Ileen Temple and Pearl Ileen Temple-Neely are one in the same person. She was deceased as of January 24th, 2007

This conveyance is made subject to property taxes for the year 2007 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes or special assessments which are not shown as existing liens by the public records. Taxes for the year 2007 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Book 5210, Page 221 , Register's Office for Davidson County, Tennessee. Restrictive covenants recorded in Book 5516, Page 863 and Book 6031, Page 185, Register's Office for Davidson County, Tennessee

THIS IS **improved** PROPERTY KNOWN AS 504 Ash Briar Circle, Nashville, TN 37211

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, **GRANTOR** has executed this Warranty Deed on this 11th day of May, 2007

Georgia Ileen Carpenter

James Patrick Dortch

Robert Earl Dortch, III by Georgia Ileen Carpenter Attorney-in-fact

Beneficiaries of the purported Last Will and Testament , dated June 9, 2004, of Pearl Ileen Temple-Neely

This instrument is executed on behalf of Robert Earl Dortch, III by Georgia Ileen Carpenter as Attoney-in-fact by authority of Limited Durable Power of Attorney of record in Book_____, Page _____ or Instrument No. 200705210060486

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Georgia Ileen Carpenter and James Patrick Dortch and Robert Earl Dortch, III by Georgia Ileen Carpenter, Attorney-in-fact, acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 11th day of May, 2007.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY