Davidson County DEEDWARR
Recvd: 06/26/07 10:37 2 pgs
Fees:13.00 Taxes:462.50

20070626-0076119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$125,000.00** (One Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 24th day of May, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Gary B. Page 7860 Whites Creek Pike Joelton,TN 37080	900 W. Trade Street, Gateway Village 3fd Charlotte, NC 28255-0001	08-00-0-099.00

WARRANTY DEED

FOR AND IN 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, I/WE, **THE ESTATE OF VOLA LOIS COOK,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GARY B. PAGE, MARRIED** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A tract or parcel of land in Davidson County, Tennessee, to wit:

Beginning at a iron pin on the East margin of Highway 431 (White Creek Pike) same being the original N.W. corner of this property thence: with a fence North 62 deg. 30 min. East 874.00 feet to a iron pin and corner fence post thence: North 31 deg. 30 min. West (with a fence) 160.00 feet to a iron pin and a corner post thence: North 57 deg. 00 min. East 50.00 feet to a iron pin in the fence line thence: with a new surveyed line South 32 deg. 00 min. East 336.50 feet to a iron pin (said line is 50 feet off original south line fence) thence: South 56 deg. 30 min. West 1,033.76 feet to a iron pin on the East margin of Highway 431 (said point is 50 feet North from original S.W. corner) thence: with the East margin of Highway 431 North 13 deg. 45 min. West 168.00 feet to a point thence: North 04 deg. 30 min. West 125.90 feet to a iron pin the point of beginning containing 5.12 acres more or less.

Being the same property conveyed to Vola Lois Cook by Deed of record in Book 6077, Page 388, recorded 06/16/1983 and Being part of the same property conveyed to Earnest R. Cook and wife, Vola Lois Cook by Deed of record in Book 4179, Page 789, recorded 10/11/1967, Register's Office for Davidson County, Tennessee. Vola Lois Cook having since died testate August 4, 2003, and pursuant to the last will and testament of Lois Flatt Cook, subject property was devised to daughters Yancie M. Taylor and Lisa M. Fuqua and friend Robert M. Hill. Robert M. Hill having since died testate bearing Probate Number 06P1559 and by Order of the Seventh Circuit court of Davidson County, Tennessee approving sale by Phillip Taylor, Executor of the Estate of Robert Milton Hill of record in Instrument 20070626-0076118 , Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **7860 WHITES CREEK PIKE** **JOELTON,TN37080**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of May, 2007

Lisa Fuqua
Lisa Fuqua

Yancie M. Taylor
Yancie M. Taylor

ESTATE OF Robert Hill
Phillip Taylor, Ex
Phillip Taylor, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of May, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa Fuqua and Yancie M. Taylor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 24th day of May, 2007.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that Phillip Taylor is the Executor for The Estate of Robert Milton Hill, and that Phillip Taylor, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the Estate of Robert Milton Hill, by signing his name as such Executor.

Witness my hand and official seal at office, this the 24th day of May, 2007.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009