Davidson County DEEDWARR
Recvd: 06/27/07 10:42 2 pgs
Fees:13.00 Taxes:962.00

20070627-0076670

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:
CMF Development, LLC
7051 Hwy. 70 S #157
Nashville, TN 37221

SEND TAX BILLS TO: New Owner
7051 Hwy 70 S #157
Nashville, TN 37221

MAP/PARCEL:
132-01-0
195.00

For good and valuable consideration received, **Nancy Caldwell, Executor of the Estate of Lucille E. Henley,** by these presents do transfer and convey by Order of the **Seventh Circuit** Court for **Davidson** County, Tennessee, being **Case No. 07P-362,** unto the Grantee, **CMF Development, LLC**, all of the right, title and interest in and to that certain tract or parcel of land in **Davidson** County, Tennessee, belonging to **Lucille E. Henley**, described as follows:

Land in Davidson County, Tennessee, being Lot 11, ROLLING MEADOWS, as shown on plat of record in Plat Book 1424, Pages 98 and 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fred C. Henley and wife, Lucille Henley by Warranty Deed from J. Douglas Wright and wife, Willimae Wright, recorded on the 11th day of February, 1952 in Deed Book 2035, Page 593, in the Register's Office of Davidson County, Tennessee. The said Fred C. Henley having predeceased Lucille Henley on December 23, 1990, leaving Lucille Henley surviving as tenant by the entirety. The said Lucille Henley having since died on October 20, 2006 appointing Nancy Caldwell as Executor of the Estate by unrecorded Last Will and Testament dated May 9, 1996.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 1424, Pages 98 and 99; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as **4128 Outer Drive, Nashville, Tennessee 37204.**

Said Property is conveyed subject to any and all restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executor of the **Estate of Lucille E. Henley,** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 21 day of June 2007.

Nancy Caldwell, Executor

Nancy Caldwell, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of June 2007, before me personally appeared, **Nancy Caldwell, Executor of the Estate of Lucille E. Henley**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Lucille E. Henley**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 21 day of June 2007.

NOTARY ADAM LeFEVOR Comm Exp 11/22/2008 DAVIDSON COUNTY

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00**.

Affiant

Subscribed and sworn to before me this 21 day of June 2007.

~~2007.~~

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.