Davidson County DEEDWARR
Recvd: 08/09/07 12:43 3 pgs
Fees:18.00 Taxes:949.05
20070809-0095426

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Estate of Iris Scruggs Bethurum, Grantors
TO: David R. Bethurum and Anna C. Bethurum, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Numbers
David & Anna Bethurum 4110 Eden Avenue Nashville, TN 37215	Same as Owner	131.03-0-131.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

PATRICIA G. HODGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $256,200.00.

Affiant

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

My commission expires: 5/24/08

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Carl David Bethurum and Julie Bethurum Murphy, as heirs to the Estate of Iris Scruggs Bethurum and as Co-Executors of the Estate of Iris S. Bethurum,** hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **David R. Bethurum and wife, Anna C. Bethurum,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61 on the Map of Green Hills Subdivision, No. 2, as of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 61 fronts 72-1/2 feet on the east side of Eden Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to George R. Bethurum, Jr. and wife, Iris S. Bethurum by warranty deed recorded December 28, 1961 in Book 3315, page 613 Register's Office for Davidson County, Tennessee; the said George R. Bethurum, Jr. and Iris S. Bethurum having both since deceased, with George R. Bethurum, Jr. predeceasing Iris S. Bethurum. The said Iris S. Bethurum having since died and her Will of record in Docket No. 07P900, Probate Court Clerk's Office for Davidson County, Tennessee, authorizing Carl David Bethurum and Julie Bethurum

Murphy as Co-Executors to sell and convey subject property. Carl David Bethurum and Julie Bethurum Murphy, being the only heirs at law of Iris S. Bethurum, join in the conveyance of the subject property.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 4110 Eden Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 24th day of July, 2007.

"GRANTORS"
Estate of Iris S. Bethurum

By: _____
Carl David Bethurum, Co-Executor

By: _____
Julie Bethurum Murphy, Co-Executor

_____
Carl David Bethurum

_____
Julie Bethurum Murphy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County, Carl David Bethurum and Julie Bethurum Murphy, the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged themselves to be the Co-Executors of the Estate of Iris S. Bethurum, and that as such Co-Executors being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said estate.

~~Witness~~ my hand and official seal at Brentwood, Tennessee this 24th day of July, 2007.

Notary Public

My commission expires: June 12, 2011

{Seal}

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Carl David Bethurum and Julie Bethurum Murphy, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee this 24th day of July, 2007.

My commission expires: June 12, 2011

Notary Public

{Seal}