Davidson County DEEDWARR
Recvd: 09/28/07 11:12 3 pgs
Fees:18.00 Taxes:314.50
20070928-0115737

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Jearld A. Eakes and wife, Terry Eakes
2654 Woodberry Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **96-05-0**
GROUP
PARCEL **79.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry Eakes, Executrix of the Estate of Mildred D. Russell,** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Jearld A. Eakes and wife, Terry Eakes**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of Woodberry Park Subdivision as of record in Book 2133, page 117, Register's Office for said County.

Said Lot No. 130 fronts 77 feet on the northerly side of Woodberry Drive and runs back 408.3 feet on the east line and 399.9 feet on the west line to a 2 foot reserved strip shown on said plan, measuring 77.6 feet thereon.

Being the same property conveyed to Gilbert A. Russell and wife, Mildred D. Russell by deed from A. H. Johnson Construction Company dated March 10, 1955, and filed for record in Book 2392, page 95, Register's Office for Wilson County, Tennessee. The said Gilbert A. Russell predeceased Mildred D. Russell who died testate on May 25, 2000 and her Will has been probate in the Davidson County Probate Court under Docket Number 04P-1992.

This is improved property known as 2654 Woodberry Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007, a lien not yet due and payable. Map 096-05-0, Parcel 79.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Book 2297, page 194, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants. .

4. Subject to an easement for sanitary sewers, storm drainage, water mains and appurtenances, in favor of Metropolitan Government of Nashville and Davidson County , set forth in an instrument of record in Book6186, page 331, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

5. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat book 2133, page 117, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26th day of September, 2007.

Terry Eakes Executrix

Terry Eakes, Executrix of the Estate of Mildred D. Russell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Eakes, Executrix of the Estate of Mildred D. Russell**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of September, 2007.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $85,000.00

AFFIANT

Subscribed and sworn to before me on this 26th day of September, 2007.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008