BOX 10-B

Davidson County DEEDWARR
Recvd: 10/10/07 14:40 2 pgs
Fees:13.00 Taxes:185.00

20071010-0120684

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

B. B. Doubleday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2007.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: AUGUST 23, 2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. B. DOUBLEDAY, JR.	**SAME**	**119-06-0-097.00**
(NAME) **216 15th AVENUE NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, LINDA G. BEASLEY AND SHIRLEY FAYE KING DILLON, BEING ALL THE HEIRS AT LAW OF ERNEST DILLON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **B. B. DOUBLEDAY, JR.,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Sterling Subdivision No. 1, of record in Book 1424, page 97, Register's Office for said County.

Said Lot No. 30 fronts 60 feet on the southerly side of Lutie Street and runs back 167 feet on the westerly line and 160 feet on the easterly line to a dead line, measuring 60.41 feet thereon.

Being the same property conveyed to Ernest Dillon and wife, Ruby L. Dillon, by deed of record in Book 3164, page 292, said Register's Office for Davidson County, Tennessee. The said Ruby L. Dillon having conveyed her interest to Ernest Dillon by deed of record in Book 4528, page 219, said Register's Office. The said Ernest Dillon having since died on October 26, 2005, his estate which was probated as file 05P-1753, Probate Clerk's Office for Davidson County, Tennessee, identified Linda G. Beasley and Shirley Faye King Dillon as the only heirs at law of Ernest C. Dillon.

This conveyance is subject to all matters as set forth on the plan of record in Plat Book 1424, page 97, restrictive covenants of record in Book 1784, page 128 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Shirley Faye King Dillon and Shirley Faye Dillon are one and the same person.

See General Power of Attorney for Shirley Faye Dillon being recorded simultaneously herewith as Instrument No. 20071010 0120683 Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as 85 LUTIE STREET, NASHVILLE, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 genders.

Witness our hand(s) this 10th day of October, 2007.

Linda G. Beasley
LINDA G. BEASLEY

Shirley Faye Dillon
by Melissa A. Smithson, Attorney in Fact
for Shirley Faye Dillon
SHIRLEY FAYE DILLON
BY MELISSA A. SMITHSON, ATTORNEY IN FACT
FOR SHIRLEY FAYE DILLON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA G. BEASLEY**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 10 day of October, 2007.

My commission expires: 08/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2007, before me personally appeared Melissa A. Smithson, Attorney in Fact for Shirley Faye Dillon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shirley Faye Dillon, and who acknowledged that she executed the same as the free act and deed of Shirley Faye Dillon.

Witness my hand and official seal at Nashville, Tennessee this 10th day of October, 2007.

My commission expires: 08/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Lee A. Cohen
Notary Public