File Ex 2413

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/07 14:43 2 pgs
Fees:13.00 Taxes:144.49

20071102-0129644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,050.00

Billie Byrd, President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2007.

NOTARY PUBLIC ANNA WADDELL LARGE WILLIAMSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byrd Remodeling, Inc.	Byrd Remodeling, Inc.	Map 119-01-0, Parcel 35.00
(NAME)	(NAME)	
113 Eagle Crest Drive	113 Eagle Crest Drive	
(ADDRESS)	(ADDRESS)	
Eagleville, TN 37060	Eagleville, TN 37060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Emily Ruth Welsh, Administratrix for the Estate of James Allen Holt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Byrd Remodeling, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No.20 and the easterly 3 feet of the southerly 150 feet of Lot No. 21 on the plan of the subdivision of the G. P. Rose Property, of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Hester Avenue at a point 3 feet west of the corner of Lot Nos. 20 and 21; thence with the northerly margin of said Hester Avenue eastwardly 63 feet 4 inches to the westerly margin of the right-of-way of the L & N R.R.; thence with said right-of-way northwardly 175 feet 6 inches to the southeast corner of Lot No. 19; thence with the southerly line of Lot Nos. 19 and 18, westwardly 103 feet to the common corner of Lot Nos. 17, 18, 20 and 21; thence with the line between Lot Nos. 20 and 21, southwardly 20 feet; thence at right angles westwardly 3 feet; thence at right angles southwardly 150 feet to the beginning.

Being the same property conveyed to James A. Holt by deed from the Secretary of Housing and Urban Development of record in Book 8702, page 835, Register's Office for Davidson County, Tennessee. James A. Holt being one and the same person as James Allen Holt and he having died on September 24, 2007 intestate, the Probate Court for Davidson County, Tennessee, Docket No. 07P-1623 appointed Emily Ruth Welsh as Administratrix to the Estate of James Allen Holt. The court also found that pursuant to T.C.A. 66-4-101 and 66-4-102, and the doctrine of equitable conversion all contractual obligations related thereto shall be fulfilled by the Administratrix to complete this conveyance.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, paid, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 547, page 74; the right-of-way of L & N Railroad; to the rights and claims of parties in possession; and to any and all leases not of public record.

unimproved ☐

This is improved ☒ property, known as 354 Hester Avenue, 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 my hand this 29th day of October, 2007.

By: Emily Ruth Welsh ADar
Emily Ruth Welsh, Administratrix to the Estate of James Allen Holt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Emily Ruth Welsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she is the Administratrix of the Estate of James Allen Holt, the bargainor, and who acknowledged that she/t being authorized pursuant to the order of the Probate Court for Davidson County, Tennessee, Docket No. 07P-1623 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of October, 2007.

Commission expires: November 24, 2007

Ann B. Waddell

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public