Davidson County DEEDWARR
Recvd: 11/19/07 16:00 2 pgs
Fees:13.00 Taxes:1202.50
20071119-0135487

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3570**

WARRANTY DEED

THIS INDENTURE, made and entered into this **November 12, 2007** ,by and between **The Estate of Mary Louise Ezell a/k/a Louise Ezell**, parties of the first part, and **Seton Corporation d/b/a Baptist Hospital**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 of Block No. 9 on the Plan of Murphy Land Company's Property, Division "B" as of record in Book 161, page 126, Register's Office for said County, which shows said property divided into blocks but does not show the blocks subdivided into small lots.

According to a printed copy of an unregistered plan subdivision, said blocks into small lots, said lot no. 111 fronts 50 feet on the westerly side of Arena Avenue or Place, and runs back between parallel lines parallel with and 256 feet north of the northerly margin of Murphy Avenue, 164 feet to an alley.

BEING THE SAME PROPERTY CONVEYED BY ADMINISTRATOR'S QUITCLAIM DEED FROM DAHNA WRIGHT, AS ADMINISTRATOR OF THE ESTATE OF KATHERINE BRIDGEFORTH TO LOUISE EZELL AS RECORDED ON THE 5TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060905-0109023 AND INSTALLMENT DEED FROM E. PERRY CRUMP AND WIFE, DOLORES M. CRUMP TO LOUISE EZELL AND KATHERINE NUBLE AS RECORDED IN BOOK 2998, PAGE 403, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Mary Louise Ezell and Louise Ezell are one and the same person.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) Matters shown on the plat recorded as Plat Book 161, Page 126, Register's Office for Davidson County, TN; (3) All matters appearing on the unrecorded survey dated October 29, 2007 made by Hart Freeland Roberts, Inc. TNRL #2389;
(4) All applicable governmental and zoning regulations.

Parcel ID # **092 11 0 333.00**
☒ Improved property located at: **337 Arena Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

The Estate of Mary Louise Ezell

by: Dahna Wright, Conservator
Dahna Wright, Conservator

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Dahna Wright, Conservator for The Estate of Mary Louise Ezell** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 12th day of November, 2007.

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Owner's Name: **Seton Corporation**
d/b/a Baptist Hospital

and Address:
4220 Harding Road
Nashville, TN 37201
Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$325,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **11/12/2007.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY