WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/26/08 11:05 2 pgs
Fees:13.00 Taxes:987.90
20080226-0018726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
John C. Horrell	**Same As Owner**	
(NAME) **801 Fifth Avenue South**	(NAME)	**MAP 132-5**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	**PARCEL 63.00**
(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, I, **LARRY FORREST WILKINSON, EXECUTOR OF THE ESTATE OF GEORGIA NELL WILKINSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN C. HORRELL, UNMARIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 is described as beginning at a point in the westerly margin of Glendale Drive, the common corner of Lots Nos. 20 and 21 on said Plan; running thence southerly with the west margin of said Drive, 73.2 feet to a concrete monument; thence in a southwesterly direction around a curve 41 feet to another concrete monument set in the north margin of Glendale Lane; thence westerly with the north margin of Glendale Lane 178.2 feet to a dead line; thence with said dead line northerly 97 feet to a point, the common corner of Lots Nos. 20, 21, 22 and 23; thence easterly 205 feet to the point of beginning, said Glendale Drive being now called Lealand Lane.

Being the same property conveyed to Dee Holden Wilkinson and wife, Georgia N. Wilkinson by Warranty Deed from Third National Bank of Nashville, dated September 23, 1965, recorded September 27, 1965, of record in Book 3939, page 334, Register's Office for Davidson County, Tennessee. The said Dee Holden Wilkinson died March 12, 2002 and the said Georgia N. Wilkinson died testate on December 5, 2007 naming Larry Forrest Wilkinson, Executor of the Estate, Probate #08P22, filed January 4, 2008 in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2008 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 1130, page 45, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4325 Lealand Lane, Nashville, TN 37204

(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 22nd day of February, 2008.

Larry Forrest Wilkinson, Executor
Georgia Nell Wilkinson Estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Larry Forrest Wilkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Georgia Nell Wilkinson, the within named bargainor, and that as such Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing on behalf of the Estate as Executor.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2008.

Commission expires:



Notary Public