Davidson County DEEDWARR
Recvd: 04/22/08 14:34 4 pgs
Fees:23.00 Taxes:1579.90
20080422-0041163

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $427,000.00. Betty H. James **Affiant** Subscribed and sworn to before me, this 18th day of April, 2008. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Address New Owner As Follows: Betty H. James 402 Hillwood Drive Nashville, TN 37205	Send Tax Bills To: Wachovia Mortgage 6770 Parker Farm Drive Wilmington, NC 28405	Map-Parcel Number: 103-13-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BETTY HOUSHOLDER JAMES, individually, as to a one-fourth (1/4) undivided interest, ALAN C. HOUSHOLDER, individually, as to a one-fourth (1/4) undivided interest, BETTY H. JAMES, TRUSTEE OF ELIZABETH C. HOUSHOLDER TRUST #1, 2 AND 3, as to a one-fourth (1/4) undivided interest, BETTY H. JAMES, TRUSTEE OF ELIZABETH C. HOUSHOLDER TRUST #4, 5 AND 6, as to one-fourth (1/4) undivided interest, PURSUANT TO THE WILL OF ELIZABETH C. HOUSHOLDER, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BETTY H. JAMES, married** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 12, Section 1, of Hillwood Estates, as of record in Book 1835, page 117, Register's Office of Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, February 13, 1957.

Beginning at a point in the West line of Lot No. 12, Section One, Hillwood Estates, said point being in the East line of White Lot 155 feet from monument of Southwest corner of Lot No. 12 and running with line between Lot No. 12 and White Lot North 27 degrees 30 minutes East 65.7 feet to an iron pin; thence South 2 degrees 30 minutes West 23.7 feet to Northwest corner of stone wall; thence with West line of wall South 35 degrees West 26.7 feet to the Southwest corner of wall; thence South 48 degrees West 18.7 feet to the beginning.

Being the same property conveyed to Elizabeth C. Housholder et vir, Quentin L. Householder, by Quitclaim Deed dated September 28, 1962, from Frank B. Welch and wife, Ilene B. Welch, of record in Book 3458, page 617, Register's Office for Davidson County, Tennessee. The said Quentin L. Householder having predeased Elizabeth C. Housholder. The said Elizabeth C. Housholder having since died and the property having passed as follows pursuant to her Will of record in Will Book 5665, page 1580548, Probate Clerk's Office for Davidson County (Docket Number 04P184): Betty H. James as Trustee of Trusts #4, 5, and 6 of Elizabeth C. Housholder, as to a one-fourth (1/4) undivided interest; Alan C. Housholder, individually, as to a one-fourth (1/4) undivided interest; Betty Housholder James, as Trustee of Trust #1, 2, and 3 of Elizabeth C. Housholder, as to a one-fourth (1/4) undivided interest; and Betty Housholder James, individually, as to a one-fourth (1/4) undivided interest.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 117, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 402 Hillwood Drive, Nashville, TN 37205.

The subject property is not the primary place of residence of Grantee.

The Co-Executors join in this conveyance to transfer any right, title, or interest they may have in the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 18th day of April, 2008.

Betty Housholder James

Betty Housholder James, individually

Betty Housholder James, Co-Executor of the estate of Elizabeth Cook Housholder

Betty Housholder James, Co-Executor of the Estate of Elizabeth Cook Housholder

Alan C. Housholder, Individually

Alan C. Housholder, Co-Executor of the Estate of
Elizabeth Cook Housholder

Elizabeth C. Housholder Trust #1, 2 and 3

By: _____
Betty H. James, Trustee

Elizabeth C. Housholder Trust #4, 5 and 6

By: _____
Betty H. James, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY HOUSHOLDER JAMES, individually**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of April, 2008.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY HOUSHOLDER JAMES, Co-Executor of the Estate of Elizabeth Cook Housholder**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of April, 2008.

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Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN C. HOUSHOLDER, individually**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of April, 2008.

_____
Notary Public

My Commission Expires: _____

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALAN C. HOUSHOLDER, Co-Executor of the Estate of Elizabeth Cook Housholder,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY H. JAMES, Trustee of the Elizabeth C. Housholder Trusts #1, 2, & 3,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of April, 2008.

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GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
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STATE OF TENNESSEE)
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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BETTY H. JAMES, Trustee of the Elizabeth C. Housholder Trusts #4, 5, & 6,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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