Davidson County DEEDWARR
Recvd: 05/16/08 09:09 2 pg
Fees:13.00 Taxes:786.25
20080516-0050338

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Carolyn A. Rabatin
129 Vossland Drive
Nashville, TN 37205

SEND TAX BILL TO:
New Owner

Tax ID 103-03-0-271.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Williams S. Bryan, (as to an undivided 50% interest), and Paul Marshall Bryan, (as to an undivided 50% interest) said interest being held as joint tenants with right of survivorship ,** has this day bargained and sold, and does hereby transfer and convey unto **Carolyn A. Rabatin,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Re-Subdivision of Reserved Parcels 271-272, Nix-Walker Property, as of record in Book 5210, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. This is improved property known as 4902 Nebraska Avenue, Nashville, TN 37209.

Being the same property conveyed to William S. Bryan, as to an undivided 50% interest and Paul Marshall Bryan, as to an undivided 50% interest said interest being held as joint tenants with right of survivorship in Instrument 20050330-0034569, recorded 3/30/2005, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2008 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5210, page 126, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 13 day of May, 2008.

Williams S. Bryan

Paul Marshall Bryan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Williams S. Bryan and Paul Marshall Bryan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13 day of May, 2008.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $212,500.00.

AFFIANT

Subscribed and sworn to before me this the 13 day of May, 2008.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010