WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/08 09:59 2 pg
Fees:13.00 Taxes:395.90
20080519-0050916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 16TH~~ DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

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
Susan C. Beyler	**First Tennessee Home Loans, a division of First Tennessee Bank National Association**	
(NAME) **160 Elkmont Drive**	(NAME) **103 Continental Place, Suite 300**	**MAP 133-3**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Brentwood, TN 37027**	**PARCEL 26**
(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, **TERESA PILLOW, EXECUTRIX OF THE MARGARET JEAN REYNOLDS ESTATE** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN C. BEYLER, UNMARRIED,** 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. 97 on the Plan of Section One, Southlake of record in Book 2083, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Margaret Jean Reynolds, unmarried by Warranty Deed from Estie May Tyson, a widow, dated August 17, 1976, recorded August 18, 1976, of record in Book 5053, page 568, Register's Office for Davidson County, Tennessee. The said Margaret Jean Reynolds having died, testate on October 20, 2007, appointing Teresa Pillow as executrix of the Estate, with power to sell the subject real estate.

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 2083, page 58, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 160 Elkmont Drive, Nashville, TN 37217

(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 16th day of May, 2008.

Teresa Pillow Executrix

Teresa Pillow, Executrix

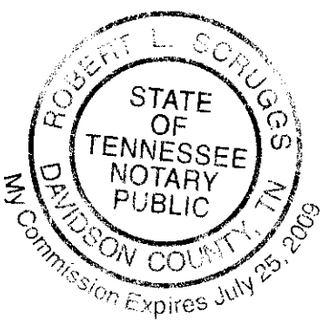
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Teresa Pillow**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executrix of the Estate of Margaret Jean Reynolds, the within named bargainor(s) and that as such Executrix executed the within instrument for the purposes therein contained, by signing the name of the Estate by herself as Executrix.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2008.

Commission expires:



Robert L. Scruggs

Notary Public