25

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 09:23 4 pg
Fees:23.00 Taxes:754.80

20080718-0073702

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $204,000.00

Alison L Russell
Affiant

Subscribed and Sworn to me, this 17th day of July, 2008.

Kathy Snider
Notary Public

My commission expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 11, 2010

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Rebecca B.Daniel 910 Currey Road Nashville, TN 37217	Same	12000002300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Linda Pope Scarborough and Susan Pope Holmes and Margaret Pope Wade and Judy Pope Coleman, beneficiaries of the Estate of Mary Frances Pope, deceased, and Linda P. Scarborough, Trustee of the Revocable Trust Agreement of Jane W. Pope,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Rebecca B. Daniel,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Description Attached as Exhibit "A"

Being part of the same property conveyed to Lee Pope (aka Lee Pope, Jr.) by deed of record in Book 1303, page 364, Register's Office for Davidson County, Tennessee. The said Lee Pope, Jr. having since died 2/1/61 and his heirs being Mary C. Pope (spouse), Nancy Tennessee Pope, Mary Frances Pope and Lee Pope, III (children) pursuant to an Affidavit of Heirship of record in Instrument No. 20080718-0073701 . The said Mary C. Pope having died in 1991 and her heirs being Nancy Tennessee Pope, Mary Frances Pope and Lee Pope, III pursuant to an Affidavit of Heirship recorded in Instrument No 20080718-0073700 Lee Pope, III, having died 6/10/95 and the beneficiary of his Will being his wife, Jane Wetterau Pope of record in Will Book 102, page 424, Hamilton County, Tennessee, and recorded in Instrument No. Register's Office for Davidson County, Tennessee. The said Nancy Tennessee Pope having since died and the beneficiary of her Will being her sister Mary Frances Pope of record in Instrument No. 20020311-0030107, Register's Office for Davidson County, Tennessee. The said Mary Frances Pope having died 9/11/05 and the beneficiaries of her Will being Linda Scarborough, Susan P. Holmes, Margaretta Wade (aka Margaret Pope Wade) and Judy Coleman of record in Docket No. 05P1448 Probate Court for Davidson County, Tennessee. Jane Wetterau Pope having conveyed her interest to Linda P. Scarborough, Trustee of the Jane W. Pope Trust of record in Instrument No. 20020828-0103993, Register's Office for Davidson County, Tennessee, and she having died 1/31/03 and Linda P. Scarborough being the remaining Trustee of said trust.

Subject to any an all easements of record.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

This is (x) improved ( ) unimproved property known as 910 Currey Road, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 17th day of July, 2008.

Linda Pope Scarborough
Linda Pope Scarborough

Susan Pope Holmes by Margaret Pope Wade Attorney in fact
Susan Pope Holmes
By Margaret Pope Wade by Power of Attorney of record in Instrument No. 20080718-0073697 Register's Office for Davidson County, Tennessee.

Margaret Pope Wade
Margaret Pope Wade

Judy Pope Coleman by Margaret Pope Wade Attorney in fact
Judy Pope Coleman
By Margaret Pope Wade by Power of Attorney of record in Instrument No. 20080718-0073698 Register's Office for Davidson County, Tennessee.

Linda Pope Scarborough
Linda Pope Scarborough, Trustee
of the Revocable Trust Agreement of Jane W. Pope

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda Pope Scarborough, individually and as the Trustee of the Revocable Trust Agreement of Jane W. Pope** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2008.

Susanne Temple
Notary Public

My Commission Expires: 3-11-2011

SUSANNE TEMPLE STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margaret Pope Wade,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2008.

SUSANNE TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Susanne Temple
Notary Public

My Commission Expires: 3-11-2011

STATE OF TENNESSEE
COUNTY OF HAMILTON

On July 11th, 2008, before me personally appeared **Margaret Pope Wade** to me known to be the person who executed the foregoing instrument in behalf of **Susan Pope Holmes** and **Judy Pope Coleman** and acknowledged that she executed same as the free act and deed of said **Susan Pope Holmes** and **Judy Pope Coleman** for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2008.

My Commission Expires:

3-11-2011

SUSANNE TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Susanne Temple
NOTARY PUBLIC

EXHIBIT "A"

Land lying within the 13th Councilmanic District of Nashville, Davidson County, Tennessee, and being shown as Parcel 23, of Davidson County Tax Map 120, according to a survey by Stanley K. Draper, RLS #2389, Hart Freeland Roberts, Inc. P.O. Box 1974, Brentwood, TN 37024 dated 7/15/08 and being more particularly described as follows:

BEGINNING at an iron pin new, at Tennessee State Plane Coordinates N-647928.9851, E-1758997.9947, being 30' left of Sta. 21+54.47 of T.D.O.T. Right-of-Way Project No. STP-NHE-155(16), further being the northwesterly corner of the herein described property;

Thence, leaving said right-of-way, and with the southerly line of Section 5A, Glengarry Park, of record in Plat Book 3300, Page 58, S 82 deg 35' 13" E, 347.49' to an iron pin new;

Thence, S 80 deg 44' 35" E, 124.18' to a concrete monument old in the westerly line of Metro Gov't School Property-Glengarry Elementary School, of record in Deed Book 3317, Page 621, said Register's Office;

Thence, with said property, S 12 deg 28' 41" E, 208.14' to a concrete monument old;

Thence, continuing with said property, S 11 deg 17' 54" W, 387.82' to a concrete monument old, in the northerly line of Finley Gardens Subdivision, of record in Plat Book 2083, Page 69;

Thence, with said line, N 77 deg 40' 41" W, 135.23' to a concrete monument old, being the northeasterly corner of the Jeffrey & Joyce Carter property, of record at Instrument No. 20051229-0156279;

Thence, with said property, N 84 deg 56' 41" W, 216.53' to an iron pin new in the easterly right-of-way line of Currey Road, being 25' left of Sta. 27+54.46 of said Right-of-Way Project;

Thence, with said right-of-way, a curve to the left, having a central angle of 22 deg 05' 15", a radius of 597.96', chord bearing and distance, N 00 deg 48' 27" E, 229.09', along an arc length of 230.51' to an iron pin new;

Thence, leaving said right-of-way, and passing at 7.73' an iron pin new, a total distance of 359.89' to an 18" Hackberry Tree;

Thence, N 10 deg 26' 49" E, 105.00' to an iron pin new;

Thence, N 79 deg 33' 11" W, 401.89' to an iron pin new, in the easterly right-of-way line of Currey Road, being 30' left of Sta. 24+24.00 of said Right-of-Way Project;

Thence, with said right-of-way, N 14 deg 53' 56" W, 269.52' to the POINT OF BEGINNING and containing 200,994 square feet, or 4.614 acres, more or less.