Davidson County DEEDWARR
Recvd: 07/28/08 08:57 5 pgs
Fees:27.00 Taxes:0.00
20080728-0076541

THIS INSTRUMENT WAS PREPARED BY:

JERRY O. LOWERY, SR.
ATTORNEY AT LAW
1215 WHITEHALL RD.
MURFREESBORO, TN. 37130

FROM INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER AS:

VIRGINIA DEVINE BULLEN
CAROL DEVINE CARSON
ALAN EDWARD DEVINE
144 CHERRY LANE
MURFREESBORO, TN. 37130

SEND TAX BILLS TO:
SAME

PARCEL ID: 117 13 0 060.00

WARRANTY DEED

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, **VIRGINIA DEVINE BULLEN, CAROL DEVINE CARSON, AND ALAN EDWARD DEVINE,** individually and **VIRGINIA DEVINE BULLEN** as Executrix of the Estate of **VIRGINIA HAYNIE DEVINE,** hereinafter called the Grantors, have this day bargained and sold and do hereby transfer and convey unto **VIRGINIA DEVINE BULLEN, CAROL DEVINE CARSON AND ALAN EDWARD DEVINE AS TENANTS IN COMMON**, hereinafter called the Grantees, their heirs, and assigns, all the right, title, claim and interest in and to the following described property located in Davidson County, State of Tennessee and being further described as follows, to-wit:

BEING Lot Number 1 on the Plan of Wallace Subdivision, Part 3, as of record in Book 1130, page 82 of the Register's Office for Davidson County, Tennessee.

Said lot number 1 fronts 100 feet on the easterly margin of Vailwood Drive and runs back 200.6 feet on the northerly line and 201.1 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being part of the property conveyed to Woodlawn Homes, Incorporated, by deed from William Gwosdorf, Trustee, of record in Book 1560, page 359 of the Register's Office for Davidson County, Tennessee.

This land is conveyed subject to the restrictive covenants contained in an instrument executed by Gray M. Estes, et. al. dated June 15, 1937 of record in Book 1049, page 546 of the Register's Office for Davidson County, Tennessee as follows:

Ottis E. Devine and Wife Virginia H. Devine covenanted and agreed for themselves, their heirs, successors and assigns that for a period of twenty years, beginning October 28, 1948, the above property shall not be used for filling stations, garages, or any other business purpose but shall be devoted solely to residence, apartments, or agriculture this being a covenant running with the lane.

Said land is conveyed subject to the restrictive covenants contained in deed from Margaret Claire Wallace et al to Model Homes, Inc of Nashville of record in Book 1361, page 356 of the Register's Office of Davidson County, Tennessee.

Agreement is set out in deed from Margaret Claire Wallace et al. to Model Homes, Incorporated of Nashville, of record in Book 1361 page 356 of the Register's Office for Davidson County, Tennessee, dated September 9, 1946 as follows:

It is further understood and agreed and is a part of the consideration hereof, that in the event the two (2)-50 foot strips dedicated for future roads, lying between lots number 3 and 4 and between lots numbers 15 and 16 on the easterly side of Vailwood Drive should not be opened up and extended easterly thru adjacent land, now owned by Lou, within the next ensuing twenty years and then in that event said two strips of land or either of them, shall automatically revert to Grantors herein, their heirs and assigns.

Easement for water mains, if any, as set out in an instrument executed by W. G. Wallace to Nashville Water Company, Inc of record in Book 1037, page 572 of the Register's Office for Davidson County, Tennessee.

Easement for said public utility purpose as shown on plan in Book 1130, page 82 of the Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to Ottis E. Devine and wife, Virginia H. Devine from Woodlawn Homes, Inc in Book 1643, page 235 of the Register's Office of Davidson County

THIS CONVEYANCE IS MADE SUBJECT TO all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads.

Ottis E. Devine died on January 30, 1994 and by operation of law, said real property passed to his wife, Virginia H. Devine. Virginia H. Devine died on October 1, 2007 and by her Last Will and Testament recorded in Will Book 44, page 293 of the Rutherford County's Clerks Office she devised all her property, real and personal to her children, Virginia Devine Bullen, Carol Devine Carson, and Alan Edward Devine. This deed is being executed by the children individually as devisees and by Virginia Devine Bullen as Executrix of her estate.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The grantors covenant with the said grantees that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2008 property taxes, which taxes shall be prorated between the parties.

The grantors further convent and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantees their heirs and assigns, against the lawful claims of all persons, whomever.

We covenant that we are lawfully seized and possessed of said property, have a good and lawful right to convey it and that we will forever warrant and defend the title thereto against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 10th day of June, 2008.

Virginia Devine Bullen

VIRGINIA DEVINE BULLEN, Individually and as Executrix of the Estate of Virginia H. Devine

CAROL DEVINE CARSON, Individually

ALAN EDWARD DEVINE, Individually

STATE OF TENNESSEE)

ss.

RUTHERFORD COUNTY)

On this 24 day of July, 2008 before me personally appeared **Virginia Devine Bullen** to be known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same (WARRANTY DEED) as her free act and deed.

WITNESS MY HAND AND OFFICAL SEAL AT MURFREESBORO, TENNESSEE.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-16-2011

JERRY O. LOWERY, SR.
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF NEW YORK)
ss:
NEW YORK COUNTY)

On this 10th day of June, 2008 before me personally appeared **CAROL DEVINE CARSON** to be known and who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same (WARRANTY DEED) as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL AT New York, New York

MATTHEW E. MARTIN
Notary Public, State of New York
No. 02MA[illegible]941781
Qualified in N[illegible]tsau County
Commission E[illegible] Aug. 29, 2010

Matthew E. Martin
NOTARY PUBLIC
MY COMMISSION EXPIRES: Aug. 29, 2010

MATTHEW E. MARTIN
Notary Public, State of New York
No. 02MA[illegible]941781
Qualified in New York County
Commission Expires Aug. 29, 2010

STATE OF TENNESSEE)
ss:
DAVIDSON COUNTY)

On this 24 day of July, 2008 before me personally appeared **ALAN EDWARD DEVINE** to be known and who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same (WARRANTY DEED) as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE.

Jerry O. Lowery Sr.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-16-2011

JERRY O. LOWERY, SR.
Notary Public At Large
RUTHERFORD COUNTY, TN

AFFIDAVIT

This conveyance implements a testamentary devise under the Last Will and Testament of Virginia Haynie Devine and is exempt from the conveyance tax: T. C. A. 67-4-409(a) (d).

Virginia D. Burleu
AFFIANT

STATE OF TENNESSEE)

ss.

COUNTY OF RUTHERFORD)

Sworn to and subscribed to before me, this the 24 day of July, 2008.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-16-2011

