Davidson County DEEDWARR
Recvd: 07/30/08 09:14 2 pgs
Fees:13.00 Taxes:429.20

20080730-0077759

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
SIDWELL & BARRETT PLC
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

X Ronny Mayo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Emily Keafer	CityLife Lending Group, LLC	Parcel ID:
2402 Pickell Dr.	8480 Stagecoach Cir.	11906023100
Nashville, TN 37210	Frederick, MD 21701-4747	

FOR AND IN 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, we

Tommy Mayo and Ronny Mayo, Devisees of The Estate of Nellie P. Bryan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Emily Keafer, a single person
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. 60 on the Map of Sterling Heights, Section Three, as of record in Book 1424, Page 113, Register's Office for said County.

Said Lot No. 60 fronts 80 feet on the east side of Pickell Drive and runs back between lines, 159.1 feet to the north line and 158.5 feet on the south line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to William H. Bryan and wife, Nellie Pearl Bryan by deed from Thomas W. Neel and wife, Frances Maurine Neel, of record in Book 3812, Page 804, said Register's Office. The said William H. Bryan having predeceased Nellie Pearl Bryan. The Grantors herein execute this instrument as Devisees of the Estate of Nellie P. Bryan pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee. See also Probate File #08P-724 of record in Probate Court, Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 1728, Page 541, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 113, said Register's Office.

Nellie Pearl Bryan and Nellie P. Bryan being one in the same person.

The signature of Tommy Mayo is signed by his duly appointed Attorney-in-Fact, Ronny Mayo, pursuant to the Power of Attorney of record in Instrument 20080730007758, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2402 Pickell Dr., Nashville, TN 37210

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 25th day of July, 2008.

The Estate of Nellie P. Bryan

BY: Tommy Mayo by Ronny Mayo atty in fact
Tommy Mayo, Devisee
By: Ronny Mayo, as Attorney-in-Fact

BY: Ronny Mayo
Ronny Mayo, Devisee

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronny Mayo, Devisee of the Estate of Nellie P. Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Devisee of the Estate of Nellie P. Bryan, and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 25th day of July, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Ronny Mayo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be the Attorney-in-Fact for Tommy Mayo, Devisee of the Estate of Nellie P. Bryan, the within named bargainer, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Tommy Mayo who is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 25th day of July, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.