Davidson County DEEDWARR
Recvd: 08/07/08 10:22 2 pgs
Fees:13.00 Taxes:1276.50
20080807-0081423

This Instrument Was Prepared By:

Mooreland Title Company, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me this 6th day of AUGUST 2008.

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: 4/22/09

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Lisa L. Francis 115 Haverford Drive Nashville, Tennessee 37205	Avenue Bank 111 10th Avenue S., Suite 200 Nashville, TN 37203	116-13-0-33.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James David Abernathy, Jr., as Executor of the Last Will and Testament of Erin C. Abernathy** , hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Lisa L. Francis, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of West Meade Farms, Section 3, as of record in Book 1835, Page 4, Register's Office for said County.

Said Lot No. 32 fronts 159 feet on the southerly side of Haverford Drive and runs back between lines, 165 feet on the easterly line and 167.7 feet on the westerly line to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to James D. Abernathy, Jr., Mary Jane Abernathy Baird and Robert Webster Abernathy by Last Will and Testament of Erin C. Abernathy of record in Instrument No.20080409-0035860, and by Order To Probate, Hearing Case Number 08P533 in the SEVENTH Circuit Court for Davidson County, Tennessee of record in Instrument No.20080409-0035861, Register's Office for Davidson County, Tennessee. Prior conveyance to James D. Abernathy and wife, Erin C. Abernathy by Deed of record in Book 1941, Page 221, Register's Office for Davidson County, Tennessee.

NOTE: James D. Abernathy having pre-deceased wife, Erin C. Abernathy.

This is improved property known as: 115 Haverford Drive Nashville, TN 37205.

This property is made subject to the following:

1. 2008 County Taxes a lien, not yet due and payable.

2. Subject to all matters appearing on the Plan of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee.

3. Subject to Order of Probate of record in Instrument No.20080409-0035861, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of AUGUST, 2008.

By: James David Abernathy, Jr. Executor

James David Abernathy, Jr., Executor of

the Estate of Erin C. Abernathy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named James David Abernathy, Jr., Executor and the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 6th day of August, 2008.

NOTARY PUBLIC

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010