Davidson County DEEDWARR
Recvd: 08/27/08 13:19 2 pg
Fees:13.00 Taxes:599.03

20080827-0088050

# WARRANTY DEED

ET-08-0992

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 7, 2010
(AFFIX SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Michelle F. French | Bank of America | |
| 1901 Brookmeadow Court | (NAME) 9000 Southside Boulevard, Bldg. 700 | 64-16-D-66.00 CO |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Jacksonville, FL 32256 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GRACE L. GLASS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE F. FRENCH, MARRIED, AND ELLEN R. KLEIMAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 180, TRUXTON PARK, SECTION TWO, as shown on plat of record in Instrument No. 20010515-0049898, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Grace L. Glass, Linda L. Glass, Shedrick E. Glass, and Marilyn Rita Glass to Grace L. Grass as recorded on the 17th day of June, 2008 in Instrument No. 20080617-0062390; Quitclaim Deed from Grace L. Glass to Monte Glass, Linda L. Glass, Shedrick E. Glass, and Marilyn Rita Glass as recorded on the 13th day of September, 2006 in Instrument No. 20060913-0113177 and Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation to Grace L. Glass as recorded on the 12th day of September, 2001 in Instrument No. 20010912-0099553, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Instrument No. 20010515-0049898; Instrument No. 20001030-0107559; Instrument No. 20010522-0052910; Instrument No. 20020506-0055597; Instrument No. 20020718-0086907; Instrument No. 20001101-0108604; Instrument No. 20001101-0108603; Book 5699, Page 535; Book 4910, Page 838; Instrument No. 20050311-0027267; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1901 Brookmeadow Court, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of August, 2008.

Grace L. Glass
By: Linda Lou Glass, Attorney in Fact

Linda Lou Glass, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 25th day of August, 2008, before me personally appeared Linda Lou Glass to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Grace L. Glass, unmarried and who acknowledged she executed the same as the free act and deed of the said Grace L. Glass, unmarried.

Witness my hand and official seal, this the 25th day of August, 2008.

Beverly J. Heatherly

Notary Public

SEE POWER OF ATTORNEY OF RECORD IN INSTRUMENT #20070112-0005259

My Commission Expires: 09-17-11

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520