Davidson County DEEDWARR
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Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Tax Parcel # 061 01 0 015.00

# WARRANTY DEED

Owner & Property Address:
JEAN E. DECOURSEY
TRUSTEE OF THE JEAN E. DECOURSEY
REVOCABLE LIVING TRUST
307 Broadmoor Dr.
Nashville, TN 37216

Mail Tax Statement to:
Jean E. Decoursey
307 Broadmoor Dr.
Nashville, TN 37216

The GRANTOR, **JEAN E. DECOURSEY**, aka, **LILLIE JEAN DECOURSEY** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to the:

**JEAN E. DECOURSEY, Trustee of the JEAN E. DECOURSEY REVOCABLE LIVING TRUST, dated July 2, 2008.**

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in the 12th formerly 17th Civil District of Davidson County, Tennessee, being the southerly part of the west ½ of Lot No. 3 on the unrecorded Map showing the subdivision of a tract of land conveyed to T.H. Wilhoite by deed from Sue S. Cloyd as of record in Book 782, page 798, Register's Office for said County and described according to a copy of a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated December 16, 1960, as follows: BEGINNING at an iron pin at the northeast intersection of Broadmoor Drive and Joyce Lane; thence with the margin of Joyce Lane, north 1° 53' east 230 feet to a point; thence south 87° 30' east 129.8 feet to an iron pin in the west line of the property conveyed to Robin Bradford and wife, by deed of record in Book 1041, page 61, and in Book 1452, page 341, Register's Office; thence with the west line of said Bradford Property, south 2° 11' west 230 feet to an iron pin in the north margin of Broadmoor Drive; thence with the margin of the same, north 87° 30' west 128.7 feet to the point of beginning.

Being the same property conveyed to GLENDON L. DECOURSEY and wife, LILLIE JEAN DECOURSEY, as of record in Book 3498, page 331, in said Register's Office.

The said GLENDON L. DECOURSEY died on November 5, 2007 and title having vested in JEAN E. DECOURSEY as surviving tenant by the entireties.

TO HAVE AND TO estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever. HOLD the aforesaid real

The Grantor does here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 21st day of August, 2008 by the undersigned.

Lillie Jean DeCoursey
LILLIE JEAN DECOURSEY

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared LILLIE JEAN DECOURSEY, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 21st day of August, 2008.

Courtney Johnson
NOTARY PUBLIC

My Commission Expires: March 14, 2010

COURTNEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).**

STATE OF **TENNESSEE**
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Lillie Jean DeCoursey
**AFFIANT**

Subscribed and sworn to before me this 21st day of August, 2008.

Courtney Johnson
NOTARY PUBLIC

My Commission Expires: March 14, 2010

COURTNEY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY