Davidson County DEEDWARR
Recvd: 09/15/08 14:49 2 pg
Fees:13.00 Taxes:3540.90
20080915-0094328

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0806092 Record and Return to: HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $957,000.00. Affiant Subscribed and sworn to before me this 12th day of September, 2008. Notary Public My commission expires: 8/23/2011 MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Judith Boyer Danner 1045 Overton Lea Road Nashville, TN 37220	New owner	MAP 145-04-0 PARCEL 038

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Raymond N. Dubois** and wife, **Lisa A. Dubois**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Judith Boyer Danner,** unmarried, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in the City of Oak Hill, Davidson County, Tennessee as shown on property tax map 145-04, parcel 38.00, being Lot 8 on the unrecorded plat of Lealand Manor, third addition and being more particularly described as follows:

Beginning at an iron pin found on the north right of way of Ridgeview Drive at the southwest property corner of Lot 9, the Russell E. Baugh property as recorded in Deed Book 4855, page 17, said pin being North 57°24'45" West, 170.08° from a concrete monument found at the right of way intersection of Ridgeview Drive and Lakeview Drive and also being the southeast corner of the hereon described property.

Thence: with the northern right of way of Ridgeview Drive, North 57°24'45" West, 58.35' to an iron pin set.

Thence: along the arc of a curve to the right 145.05', aid curve having a radius of 875.00', a central angle of 09°29'53", and a chord bearing and distance of North 52°39'48" West, 144.88' to an iron pin set at the southeast property corner of Lot 7, the Allaire U. Karzon property, as recorded in Instrument No. 20021025-0131178.

Thence: leaving the right of way of Ridgeview Drive and with the east line of Lot 7, North 36°56'04" to an iron pin set on the southern right of way of Overton Lea Road.

Thence: leaving the line of Lot 7 and with the southern right of way of Overton Lea Road along the arc of a curve to the left 200.00', said curve having a radius of 360.00'. a central angle of 31°49'52", and a chord bearing and distance of South 54°10'37" East, 197.44' to an iron pin set at the northwest property corner of Lot 9.

Thence: leaving the southern right of way of Overton Lea Road and with the west line of Lot 9, South 36°00'00" West, 347.29' to the Point of Beginning and containing 1.57 acres, more or less, according to a survey by Smith Land Surveying, Jason Smith RLS 1961, dated Aug. 08, 2008.

Being the same property conveyed to Raymond N. Dubois and wife, Lisa A. Dubois by deed from Harold F. Oven, unmarried, of record as Instrument No. 20020805-0093985, in the Register's Office for Davidson County, Tennessee, dated August 2, 2002

This conveyance is made subject to:

1. Taxes for 2008, which have been prorated and assumed by the Grantee.
2. Covenants, Conditions, and Restrictions of Third Addition of Lealand Manor, of record in Book 1081, page 643 and Book 1394, page 125, Register's Office for Davidson County, Tennessee.
3. Mutual Easement Agreement of record in Instrument No. 20080911-0093175, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1045 Overton Lea Road, Nashville, TN 37220

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 10th day of September, 2008.

R. N. Dubois

Raymond N. Dubois

Lisa A. DuBois

Lisa A. Dubois

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, personally appeared, Raymond N. Dubois and Lisa A. Dubois, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 10th day of September, 2008.

Ozella C. Walton

Notary Public

My commission expires:

OZELLA E. WALTON
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXPIRES 04-15-2010
NOTARY WITHOUT BOND