Davidson County DEEDWARR
Recvd: 10/30/08 15:38 3 pgs
Fees:18.00 Taxes:314.50

20081030-0108478

16709
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Mr. & Mrs. Michael Raines
5885 Lickton Pike
Goodlettsville, TN 37072

Send Tax Bills to: and
New Owner

Map-Parcel:
06106002700

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, I/we, **Glenda Sue Smith, Oscar Burnette York, Jr. and Philip Gregory York as heirs to the Estate of Lois Blake and Philip G. York, Executor to the Estate of Lois Blake** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Raines and wife, Amy V. Raines**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same property conveyed to Lois Blake by Quitclaim Deed from William Edward Blake, dated August 19, 1993, and recorded in Book 9053, page 403, Register's Office for said County. The said Lois Blake (aka Lois Maire York Blake) having since died and pursuant to her Last Will and Testament, Probate No. 08P-765, title is vested in Glenda Sue Smith, Oscar Burnette York, Jr. and Philip Gregory York.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is unimproved property known as: 502 Broadmoor Drive, Nashville, TN 37216

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 whosoever.

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 our hands on this the 29th day of October, 2008.

Glenda Sue Smith

Oscar Burnette York, Jr.

Philip Gregory York

Philip G. York, Executor

STATE OF TENNESSSEE :
COUNTY OF DAVIDSON:

On this 29th day of October, 2008, before me personally appeared Glenda Sue Smith, Oscar Burnette York, Jr., Philip Gregory York and Philip G. York, Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Sworn to and subscribed before me
this 29th day of October, 2008.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

EXHIBIT "A" **GF#: 16709**

Legal Description

LAND in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the William Bradford Land, as of record in Book 547, page 91, Register's Officfe for said County, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, March 12, 1958, as follows:

Beginning at a concrete monument in the southerly margin of Broadmore Drive, the northeast corner of Lot No. 173 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, page 80, Register's Office for said County; thence easterly with the southerly margin of said Drive, 132.02 feet to an iron pin, the northwest corner of the property conveyed to Kenneth J. Skinner and wife, Louise H. Skinner, by deed from Maynard F. Anderson, unmarried, of record in Book 2701, page 275, said Register's Office; thence South 3 degrees 20 minutes West with said Skinner's westerly line, 115.65 feet to an iron pin; thence North 89 degrees West, with a wire fence, 67 feet to an iron pin by post; thence South 3 degrees 30 minutes West, with a wire fence on block wall, 100 feet to an iron pin; thence North 89 degrees 49 minutes West 55.2 feet to a concrete monument, the southeast corner of said Lot No. 173; thence North 00 degrees 53 minutes East, with the easterly line of said Lot, 212.7 feet to the beginning.