Return to: #671

Southern Land Title & Escrow
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

This Instrument Prepared By:
**Greenway Title, Inc.**
**425 West College Street**
**Murfreesboro, Tennessee 37130**

Davidson County DEEDWARR
Recvd: 11/04/08 14:52 2 pgs
Fees:13.00 Taxes:333.00
20081104-0109819

2

Return To:
ADDRESS NEW OWNERS:
**Sulers Chaiseree and wife,**
**Galayanee Chaiseree**
**4712 McBride Road**
**Antioch, TN 37013**

SEND TAX BILL TO:
**New Owners**

MAP&PARCEL :
**148-02-0 089.00**

MORTGAGEE:

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Bessie Lee Curtis, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Sulers Chaiseree and wife, Galayanee Chaiseree,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 9, LUNA HEIGHTS, SECTION ONE, according to plat and survey of same appearing of record in Plat Book 2854, page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to John Donald Curtis and wife, Bessie Lee Curtis, by Warranty Deed of record in Record Book 3399, Page 315, said Register's Office, the said John Donald Curtis having since died on October 18, 2004, leaving Bessie Lee Curtis as the surviving tenant by the entirety.

Subject to all matters of Plat as recorded in Plat Book 2854, page 50, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 3375 Ezell Road, Nashville, Tennessee 37211.

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, GRANTOR does covenant with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hand this the 31st day of October, 2008.

Bessie Lee Curtis

**Bessie Lee Curtis**

**By:** Bobbie Jean Curtis Maxwell

**Bobbie Jean Curtis Maxwell, Attorney-in-fact**

STATE OF TENNESSEE )
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Bobbie Jean Curtis Maxwell**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing Warranty Deed on behalf of **Bessie Lee Curtis**, and who acknowledged that she executed the same as the free act and deed of the said **Bessie Lee Curtis**, and for the purposes therein contained by virtue of that one certain Power of Attorney duly executed by the said **Bessie Lee Curtis**, and appearing of record in Instrument Number 20081104-0109818, Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal at office this 31st day of October, 2008.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/11

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of October, 2008.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/14