WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
MARCH 9, 2010

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Beverly D Qualls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
All-Star Title, Inc., 3530 Central Pike, Ste 102A, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly D Qualls (NAME)	**Beverly D Qualls** (NAME)	**07003000400**
2632 Old Buena Vista Pike (ADDRESS)	**2632 Old Buena Vista Pike** (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	**Nashville, TN 37218** (CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Diane Gupton, Executrix of The Cloda M. Lee Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beverly D Qualls, single

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 54 and 55 on the Map of Haynie's Free Silver Plan of Lots, as of record in Book 332, Page 46, Register's Office for said County, and being known as Tract II on the unrecorded map of the Subdivision of part of said lots, made for Annie O. Miller, by Mickerson-Miller, Engineers-Surveyors, dated February 9, 1960, as follows:
Beginning at a point in the centerline of Old Buena Vista Pike at the corner of Tracts II and III; thence with the line between said tracts, north 59 degrees east 300 feet to an iron pin; thence north 42 degrees 30' west 140 feet to an iron pin, a corner of Tract I; thence with the line between Tracts I and II, South 60 degrees 30' west 308 feet to the centerline of the same, south 45 degress east 150 feet to the point of beginning.

Being the same property conveyed to Cloda M. Lee (now deceased), unmarried by deed from John Eric Bentley of record in Book 10251, Page 91 on 10/29/1996 and filed for record on 11/06/1996, Register's Office for DAVIDSON County.

unimproved ☐

This is improved ☒ property, known as **2632 Old Buena Vista Pike, Nashville, TN 37218**
(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 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 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 **31st** day of **October, 2008.**

Diane Gupton, Executrix of The Cloda M. Lee Estate

By: Diane Gupton, Executrix of the Cloda M. Lee Estate
Diane Gupton, Executrix of The Cloda M. Lee Estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

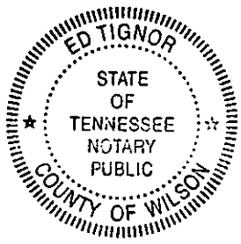
Davidson County DEEDWARR
Recvd: 11/10/08 15:04 2 pgs
Fees:13.00 Taxes:296.00
20081110-0111557

Before me, the undersigned Notary Public in and for said County in said State, personally appeared Diane Gupton with whom I am personally acquainted and who upon oath acknowledged himself to be the Executrix (title of person signing) of the within named Cloda M. Lee Estate and she, as such Executrix (title of person signing) being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Cloda M. Lee.

Witness my hand, at office, this 30 day of October, 2008.

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES:
MARCH 9, 2010