BILL GARRETT, Davidson County
Trans:T20090026082 DEEDWARR
Recvd: 04/21/09 09:03 2 pgs
Fees:13.00 Taxes:92.50

20090421-0035865

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#712

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kelley Construction, II, L.L.C.	(NEW OWNER)	Map: 094-01-0-
P.O. Box 1389		Parcel: 085.00
Nolensville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowlcdged, **Jeanne Ellen Graham, married ,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Kelley Construction, II, L.L.C., a Tennessee limited liability company,** (The "Grantee"), its successors and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54, on the Map of Payne, Blakemore and Cumming's Addition to Nashville, of record in Book 57, page 70, as amended in Book 57, page 81, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph H. Rutherford and Jean Ellen Graham (father and daughter) by warranty deed dated February 6, 2001 from Bertha M. Taylor, unmarried of record in Instrument No. 20010207-0012082, said Register's Office. The said Joseph H. Rutherford having since died testate on June 12, 2006, pursuant to his Will in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 07P-1260 and by Order of record in Instrument No. 20070816-0098167, wherein his wife, Mary Della Rutherford was to receive a life estate in all real property he owned jointly with Jeanne Ellen Graham aka Jean Ellen Graham. The said Mary Della Rutherford having since died testate August 15, 2007, pursuant to her Will in the Seventh Circuit Court for Davidson County, Tennessee Probate Division Docket No. 07P-1360, wherein all real property she received from her husband, Joseph H. Rutherford for her life jointly owned with Jean Ellen Grahm aka Jeanne Ellen Graham title is vested solely in Jeanne Ellen Graham. Affidavit of inheritance of real estate executed by James Schremmer, personal representative for the Estate of Mary Della Rutherford of record in Instrument No. 20081112-0111730, said Register's Office.

This is not the personal, marital or primary residence of Grantor, her spouse and/or any dependents.

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing of record in Book 57, page 70, amended in Book 57, page 81, said Register's Office.**

This is improved properties commonly known as 600 S 13th Street, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 16 day of April, 2009.

Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16 day of April, 2009.

Jeanne Ellen Graham

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeanne Ellen Graham,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged SHE executed the foregoing instrument for the purpose therein contained..

WITNESS my hand and official seal at Nolensville, Tennessee, this 16 day of April, 2009.

Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011