BILL GARRETT, Davidson County
Trans:T20090029967 DEEDWARR
Recvd: 05/06/09 09:33 2 pgs
Fees:13.00 Taxes:79.55
20090506-0041473

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Sheena Patel
707 East Campbell Street
Madison, TN 37115

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
042-03-0-087.00

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 of which is hereby acknowledged, I/we, **Elizabeth Vantrease, Administratix of the Gladys Parnell Estate,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sheena Patel, unmarried,** 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 Lot No. 3 on the Plan of Section Four, Bonnie Brae Subdivision, of record in Book 2854, page 53, Register's Office for said County, described as follows:
Beginning at a point in the southerly margin of Campbell Road at the corner of Lot Nos. 2 and 3; thence with the line between said lots, southwesterly 248.2 feet to a point; thence northwesterly 255.25 feet to the easterly margin of Falcon Drive; thence with the margin of the same, northeasterly 160 feet to the beginning of a curve; thence around said curve, northeasterly 40.45 feet to the southerly margin of Campbell Road; thence with the margin of the same, southeasterly 146.65 feet to the point of beginning.

Being the same property conveyed to Gordon Parnell and wife, Gladys H. Parnell by deed from Charles B. Buchanan and wife, Bessie E. Buchanan dated May 24, 1962, and filed of record in Book 3402, page 109, Register's Office for Davidson County, Tennessee. The said Gordon Parnell predeceased Gladys H. Parnell and Gladys H. Parnell is now deceased. Elizabeth Vantrease executes this deed pursuant to an Order for Intestate Administration in the Estate of Gladys Hutcherson Parnell in the First Circuit Court for Davidson County, Tennessee, Docket No. 09P-116.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 2922, Page 593; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2854, Page 53, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is unimproved property known as **707 East Campbell Street Madison, TN 37115.**

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 our hands this 29th day of April, 2009.

Elizabeth Vantrease, Administratix

Elizabeth Vantrease
Administratix of the Gladys Parnell Estate

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Elizabeth Vantrease, Administratix of the Gladys Parnell Estate, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of April, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1·2·12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $21,500.00.

Sheena Patel

AFFIANT

Subscribed and sworn to before me this 29th day of April, 2009.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1·2·12