BILL GARRETT, Davidson County
Trans:T20090029967 DEEDWARR
Recvd: 05/06/09 09:34 2 pgs
Fees:13.00 Taxes:582.75
20090506-0041474

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

ADDRESS NEW OWNER
Shirley N. Gore
703 East Campbell Road
Madison, TN 37115

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
042-03-0-088.00

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 Emma Kelley Hutcherson Estate,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shirley N. Gore, 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:

Being Lot No. 2 on the Plan of Bonnie Brae, Section Four, of record in Book 2854, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 140 feet on the south side of Campbell Road and extends back 248.2 feet on the west line and 305.5 feet on the east line to a dead line in the rear on which it measures 154.18 feet.

Being the same property conveyed to Emma Kelley Hutcherson by deed from Charles B. Buchanan and wife, Bessie W. Buchanan dated September 3, 1963, of record in Book 3824, page 591, Register's Office for Davidson County, Tennessee. The said Emma Kelley Hutcherson is deceased and Elizabeth Vantrease executes this deed pursuant to an Order For Sale of Real Property in the Estate of Emma Kelley Hutcherson in the First Circuit Court for Davidson County, Tennessee, Docket No. 07P-798.

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 2854, Page 53; 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 improved property known as **705 East Campbell Road 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 Emma Kelley Hutcherson 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 Emma Kelley Hutcherson 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

My Commission Expires: 1-2-12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $157,500.00.

Shirley N. Bone
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1-2-12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY