ADDRESS NEW OWNERS and
SEND TAX BILLS:
LINDA K. GRAGG
6648 Beacon Lane
Nashville TN 37209

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
102 - 7 - 97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, PATSY SUTTON, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to LINDA K. GRAGG, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.
>
> SAID Lot fronts 75 feet on the westerly side of Beacon Lane and extends back between parallel lines 150 feet to a dead line.
>
> BEING the same property conveyed to Onetia Lovell, a widow, by deed recorded August 6, 1973, of record in Book 4734, Page 306, Register's Office for Davidson County, Tennessee. Onetia Lovell having died on April 21, 2009. By Will of record in Instrument No. 20090513-0044174, Register's Office for Davidson County, Tennessee, the real estate is vested in Patsy Sutton.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 6648 Beacon Lane, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20090036026 DEEDWARR
Recvd: 06/01/09 15:49 2 pgs
Fees:13.00 Taxes:610.50
20090601-0050364

Executed on this 29 day of ~~June~~ May, 2009

PATSY SUTTON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, PATSY SUTTON, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 29 day of ~~June~~ May, 2009.

NOTARY PUBLIC

My Commission Expires:
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

AFFIANT

Subscribed to and sworn before me, this the 29 day of ~~June~~ May, 2009.

NOTARY PUBLIC

My Commission Expires:
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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