BILL GARRETT, Davidson County
Trans:T20090040944 DEEDWARR
Recvd: 06/19/09 08:20 2 pgs
Fees:13.00 Taxes:69.80
20090619-0057065

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Sherril W. Perrin, Executor of The Estate of Clarence Hadley ("GRANTORS")

TO: Sherril W. Perrin ("GRANTEE")

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Sherril W. Perrin 1719 16th Avenue North Nashville, TN 37208	Sherril W. Perrin 1719 16th Avenue North Nashville, TN 37208	08111026100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand Eight Hundred Sixty-Five and 36/100's Dollars ($18,865.36) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Sherril W. Perrin, Executor of The Estate of Clarence Hadley, has bargained and sold, and does by these presents transfer unto Sherril W. Perrin, his heirs, successors, and assigns, all of its right, title, and interest in and to a certain tract of parcel of land in Davidson County, Tennessee, as follows, to wit:

BEING the South ½ of Lot No. 349 on the Plan of D. T. McGavock and Other's Addition, which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clarence Hadley, deceased, by C. E. Tidwell and wife, Imogene A. Tidwell, by Deed dated December 1, 1977, of record in Book 5230, Page 490, in Register's Office for Davidson County, Tennessee.

This is improved property known as 1719 16th Avenue North, Nashville, Tennessee.

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

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except:

1. Real property taxes for the year 2009 are assumed by the GRANTEE.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And GRANTOR does further covenant with GRANTEE that it has done nothing to impair the title as received by GRANTEE, and it will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand this 12th day of June, 2009.

The Estate of Clarence Hadley

By: _____
Sherril W. Perrin, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherril W. Perrin, Executor of The Estate of Clarence Hadley, with whom I am personally acquainted, and who acknowledged that he is the Executor of the Estate, and is authorized to execute this instrument on behalf of the Estate and that as such he executed this instrument for the Estate for the purposes therein contained.

Witness my hand this 12th day of June, 2009.

Notary Public

Commission Expires: March 7, 2011



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $18,865.36.

AFFIANT

Subscribed and sworn to before me this 12th day of June, 2009.

NOTARY PUBLIC

Commission Expires: March 7, 2011

