BILL GARRETT, Davidson County
Trans:T20090041477 DEEDWARR
Recvd: 06/22/09 13:34 2 pgs
Fees:13.00 Taxes:229.40
20090622-0057936

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Lori Ann Rauli 733 Dickerson Pk Goodlettsville, TN 37072	Same as New Owner	Map 25 Parcel 61

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF LORENE D. LIGHT, deceased, by and through the Executrix, IRENE MERCER, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto LORI ANN RAULI, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in the 10th Civil District of Davidson County, beginning at a point in the center of Highway No. 41-E (Dickerson Pike) and running north 85 degrees 45 minutes West 312.8 feet with line of O. M. And Addie Binkley, to a point; thence South 8 degrees 50 minutes West 85 feet to a point in Herbert Ellis' line; thence with said Ellis' line, South 87 degrees 45 minutes 299.2 feet to a point in center of said Highway; thence North 21 degrees with center of said Highway75 feet to point of beginning, this description according to a survey made September, 1945, by H. B. Fowlkes, Surveyor.
>
> BEING the same property conveyed to Ernest B. Light, Jr. and wife, Lorene D. Light, by deed from Arvin T. Bixler and wife, Nancy Lokey Bixler, of record in Book 4269, page 841, Register's Office for Davidson County, Tennessee. And, the said Ernest B. Light, Jr. died on April 29, 1989, survived by his wife, Lorene D. Light, who became owner of the said property as the surviving spouse. The said Lorene D. Light died, testate, on August 4, 2006. Under the terms and provisions of the Last Will and Testament of Lorene D. Light dated October 14, 1999, Irene Mercer was appointed Executrix of the Estate of Lorene D. Light and given the full power and authority to sale and transfer the above described real property.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 733 Dickerson Pike, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And I, the GRANTOR, do 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 warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Easement for Sanitary Sewers of record in Book 4956, page 147, said Register's Office.

And, the GRANTOR does further covenant and bind herself, her successors or assigns to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

CAROLINE G. KRUEGER executes this Warranty Deed as Attorney-in-Fact for LORI ANN RAULI under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20090622005 7935 in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ESTATE OF LORENE D. LIGHT, deceased

Irene Mercer Ex

IRENE MERCER, Executrix

"GRANTEE"

Lori Ann Rauli

By Caroline G. Krueger Atty in fact

LORI ANN RAULI
BY: CAROLINE G. KRUEGER, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRENE MERCER, Executrix of the Estate of Lorene D. Light, deceased, 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 the 19th day of June, 2009.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 19th day of June, 2009, before me, personally appeared CAROLINE G. KRUEGER, to me known to be the person who executed the foregoing instrument on behalf of LORI ANN RAULI, and acknowledged that she executed the same as the free act and deed of the said LORI ANN RAULI.

WITNESS my hand and official seal this the 19th day of June, 2009.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $62,000.00.

Caroline G. Krueger

Affiant

Sworn to and subscribed before me, this the 19th day of June, 2009.

HOMER R. AYERS NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES SEPTEMBER 7, 2009 STATE OF TENNESSEE

NOTARY PUBLIC