Return To:
File: 900797

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of August, 2009, by and between Sharon Jo Greer, Individually and as Executrix of The Estate of Beverly Ann Cunningham, party of the first part, and Natalie Christine Johnson, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot 29 on the map of Bordeauxmont, not of record, being a subdivision of the John E. Curtis Lands, and described according to a survey thereof made by Lewis D. Justice, Surveyor, in November, 1945, as follows:

Said Lot No. 29 fronts 100 feet on Valley Avenue and runs back between parallel lines 300 feet, more or less, to a curved dead line measuring 103 feet, more or less, in the rear.

Being all or part of the same property conveyed to Beverly Ann Derryberry, by virtue of that certain Final Decree Deed dated August 23, 1979, at Book 5487, Page 527 in the Register's Office of Davidson County, Tennessee.

The said Beverly Ann Cunningham also known as Beverly Ann Derryberry died on March 29, 2008 and her last will and testament was issued into probate at Docket Number 08P651 in the Probate Court of Davidson County, Tennessee. The grantor herein is Sharon Jo Greer who is both the Executrix and the sole devisee under said will with full authority to sell said property subject to said will.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Sharon Jo Greer Executrix
The Estate of Beverly Ann Cunningham By:
Sharon Jo Greer, Executrix

Sharon Jo Greer
Sharon Jo Greer, Individually

BILL GARRETT, Davidson County
Trans: T20090057985 DEEDWARR
Recvd: 08/25/09 08:44 2 pgs
Fees: 13.00 Taxes: 362.23
20090825-0079758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sharon Jo Greer , individually and as Executrix of The Estate of Beverly Ann Cunningham, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of August, 2009.

Memorie K White
Notary Public

My Commission Expires: 9-19-09

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Property Owner & Address: Natalie Christine Johnson

Tax Parcel No 07009015500

Property Address: 2226 Valley Ave
Nashville, TN 37218

MAIL TAX
BILLS TO: WR Starkey Mortgage, LLP
5055 W. Park Blvd, Ste 300
Plano, TX 75093

Firm File #: 20090718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $97,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gloria Harris
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of August, 2009.

Jennifer Marie Crowell
Notary Public

My Commission Expires: _____

JENNIFER MARIE CROWELL
STATE OF TENNESEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010