BILL GARRETT, Davidson County
Trans:T20090062164 DEEDWARR
Recvd: 09/10/09 13:22 3 pgs
Fees:18.00 Taxes:129.50
20090910-0084847

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for
this transfer or value (whichever is greater)
is $35,000.00.

Affiant

Subscribed and sworn to before me, this

9th day of September, 2009.

Notary Public

My Commission Expires: 6-25-2010

CHRISTIAN HOFSTETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

| ADDRESS NEW OWNERS: | SEND TAX BILL TO: | MAP-PARCEL NOS: |
|---|---|---|
| Thomas E. Ford, Jr., et al<br>3920 Caylor Drive<br>Nashville, TN 37215 | Same | Map: 119-13 |

## SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; we, **Carleen B. Waller, Co-Executrix and Dodson B. Waller, Co-Executor of the Estate of Raymond W. Waller, Sr., deceased, and George David Waller, III, unmarried,** the Grantors herein, have bargained and sold, and by these presents do transfer and convey unto **Thomas E. Ford, Jr., a married man, Lee Garrett Ford, and Andrew Bruce Ford,** the Grantees herein, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 24 on the Plan of the Tanksley Subdivision, as of record in Plat Book 547, page 56, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Tanksley Avenue, at the southwest corner of the property conveyed to A.D. Hewlett and wife, by deed from E.W. Hailey and wife, of record in Book 2245, page 544, said Register's Office; thence with the northerly margin of said Tanksley Avenue, westerly 60.4 feet to the southwest corner of said Lot No. 24; thence with the western boundary line of said Lot No. 24, northwesterly 156.5 feet to the southerly margin of an alley, thence with the same, easterly 89.8 feet to the northwest corner of the said Hewlett property; thence with said Hewlett's western boundary line, southerly 152 feet, more or less, to the beginning.

Being part of the same property conveyed to George D. Waller and wife, Julia A. Waller by deed from Emmett Watt Halley, et al, of record in Book 3372, page 257, Register's Office for Davidson County, Tennessee. The said George D. Waller having predeceased his wife, Julia A. Waller, and the said Julia A. Waller having since died. The will of Julia A. Waller of record in Will Book 149, page 658, Davidson County Probate Court clerk's Office devised the subject property to Raymond W. Waller, a one-half undivided interest, George David Waller, III, a one-fourth undivided interest and Louis L. Waller, a one-fourth undivided interest. The said Louis L. Waller conveyed his one-fourth undivided interest in the subject property to Raymond W. Waller, as to a 2/3 undivided interest and George David Waller, III, as to a one-third undivided interest by deed of record in Book 10807, page 976, said Register's Office. The said Raymond W. Waller died on January 13, 2007, and pursuant to Article VIII, Section 10 of his Last Will and Testament of record as Case No. 07P-271, said Probate Clerk's Office, his interest in the subject property was left in control of the Executor of his probate estate, thus, title is currently vested in Carleen B. Waller and Dodson B. Waller as Co-Executors of the Estate of Raymond W. Waller, Sr., deceased, as to a two-third undivided interest and George David Waller, III, as to a one-third undivided interest.

This is property known as 316 Tanksley Avenue, Nashville, TN 37211.

This conveyance is made subject to:

1. Taxes for the year 2009, pro-rated and assumed by Grantees, a lien, not yet due and payable; and
2. Any and all zoning regulations, building restrictions and setback lines, easements, rights-of-way, encumbrances, and covenants of record.

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

Grantors do hereby covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set out.

Grantors Carleen B. Waller and Dodson B. Waller in their capacities as personal representatives of the Estate of Raymond W. Waller, Sr., but not further or otherwise, do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming, by through or under said Grantors, but not otherwise.

Grantor George David Waller, III does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 5th day of September, 2009.

**ESTATE OF RAYMOND W. WALLER, SR.**

By: Carleen B Waller Co Exec.
**Carleen B. Waller, Co-Executrix**

**STATE OF GEORGIA** )
)
**COUNTY OF** Fulton )

GA DL 027819718
Exp. 06/09/2014

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carleen B. Waller, Co-Executrix of the Estate of Raymond W. Waller, Sr.**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that in her duly authorized capacity as personal representatives of said estate, she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Atlanta, Georgia, this 5th day of September, 2009.

Pamela Lewis
NOTARY PUBLIC

ORNELLA GHOSN NOTARY PUBLIC GWINNETT COUNTY, GA MY COMM. EXP. APRIL 14, 2012

My Commission Expires: 4/14/2012

**WITNESS** my hand this 10th day of September, 2009.

**ESTATE OF RAYMOND W. WALLER, SR.**

By: Dodson B. Waller Co Executor
**Dodson B. Waller, Co-Executor**

**STATE OF TENNESSEE** )
)
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dodson B. Waller, Co-Executor of the Estate of Raymond W. Waller, Sr.**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that in his duly authorized capacity as personal representatives of said estate, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of Sep, 2009.

NOTARY PUBLIC

CHRISTIAN S. HOSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 2-10-2012

**WITNESS** my hand this 9th day of September, 2009.

George David Waller, III

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George David Waller, III**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2009.

CHRISTIAN S. HOFSTETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 9/16/2012