Davidson County DEEDWARR
Recvd: 09/16/09 12:48 3 pgs
Fees:18.00 Taxes:294.15
20090916-0086470

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Elen Y. Skeete
3925 Baxter Avenue
Nashville, TN 37216

SEND TAX BILL:

New Owner

MAP AND PARCEL:
061-15-0
032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ina Ruth Huey, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Elen Y. Skeete** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee being the northerly 66 feet and 8 inches of Lot No. 52 on the Map of Maplewood Home Tract of record in Book 421, page 174, Register's Office for said County.
>
> Said part of lot No. 52 fronts 66 feet and 8 inches on the westerly side of Baxter Avenue and runs back between parallel lines 225 feet to the rear line of Lot No. 57 on said plan.
>
> Being the same property conveyed to James Franklin Huey, and wife, Ina Ruth Huey, by Warranty Deed recorded in Book 4013, page 249, in the Register's Office for Davidson County, Tennessee. The said James F. Huey died on March 9, 2009, leaving Ina Ruth Huey as his surviving spouse the entirety.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 3925 Baxter Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of September, 2009.

Ina Ruth Huey

Ina Ruth Huey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Ina Ruth Huey, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16 day of September, 2009.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $79,500.00.

Ellen Y Sleets

AFFIANT

Subscribed and sworn to before me
this 16 day of September, 2009.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

