RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20090069852 DEEDWARR
Recvd: 10/14/09 09:11 3 pgs
Fees: 18.00 Taxes: 481.00
20091014-0095088

WARRANTY DEED

MICHAEL HAINES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2009.

NOTARY PUBLIC

My commission expires: 9-8-13

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM FORSYTHE 171 East End Road Goodlettsville, TN 37072	Same address as new owner	MAP 00200002100

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND AND NO/100 ($130,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **NELLIE THOMAS, formerly known as NELLIE FORSYTHE, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM FORSYTHE, unmarried,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

PARCEL NO. 1:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey made by Wayne S. Cooper, Surveyor, dated February 2, 1968, as follows:

Beginning at a point in the center of East End Road at the southwest corner of the property conveyed to J.M. Joyner of record in Book 910, page 175, Register's Office for said county; thence with the eastern boundary line of said Joyner property North 2 deg. East 990.4 feet to an iron pin in the boundary line of the property conveyed to C.E. Peay; by deed of record in Book 2343, page 617, said Register's Office; thence with same South 88 deg. East 264 feet to an iron pin; thence continuing with said Peay's boundary line South 2 deg. West 990 feet to an iron pin in the northerly boundary line of the property conveyed to Henry Beard by deed of record in Book 469, page 228, said Register's Office; thence with same westwardly 264 feet to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Winston Forsythe and wife, Nellie Forsythe by Warranty Deed dated February 7, 1968 and filed for record on February 7, 1968 from Albert Jewell, a widower, unmarried, of record in Book 4210, page 197, Register's Office for Davidson County, Tennessee. The said Winston Forsythe having since died leaving Nellie Forsythe as owner of fee simple title as

surviving tenant by the entirety. The said Nellie Forsythe having since married to James H. Thomas and now being known as Nellie Thomas. The said James H. Thomas having since died, leaving Nellie Thomas as owner of fee simple title as surviving tenant by the entirety.

PARCEL NO. 2:

Land in Davidson County, Tennessee, being Tract 1 according to an unrecorded survey by Ray G. Cole, Surveyor License #924, dated March 11, 1994, as follows:

BEGINNING at a point in the northeasterly margin, 15 feet from the center of East End Road, a corner to Michael R. Busby and Nellie Forsythe, and being the most northwest corner of this tract; thence leaving said Road and with the line of said Busby and Forsythe, South 79 deg. 48 min. 37 sec. East 82.88 feet to a point in said line; thence with a new line, South 29 deg. 58 min. 33 sec. West 50.34 feet to an iron pin (new) in the margin of said Road; thence with said Road, North 44 deg. 04 min. 40 sec. West 81.10 feet to the beginning, containing 0.05 acres, more or less.

Being the same property conveyed to Nellie Forsythe, widow by Warranty Deed dated March 16, 1994 and filed for record on March 31, 1994 from Michael R. Busby and wife, Leanne C. Busby, of record in Book 9296, page 301, Register's Office for Davidson County, Tennessee. The said Nellie Forsythe having since married to James H. Thomas and now being known as Nellie Thomas. The said James H. Thomas having since died, leaving Nellie Thomas as owner of fee simple title as surviving tenant by the entirety.

This is improved property known as 171 East End Road, Goodlettsville, TN 37072.

This conveyance is made subject to any and all restrictive covenants and/or easements and all other matters of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are being paid at closing.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 9th day of OCTOBER, 2009.

Nellie Thomas

NELLIE THOMAS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Nellie Thomas,** 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 and seal, this the 9th day of OCTOBER, 2009.

Notary Public

My commission expires: 9/8/13

MICHAEL HAINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY