3

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00.

x Vernon D. Criswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October 2009.

Notary Public
MY COMMISSION EXPIRES: 3/24/10
File No. G9-8803D

BILL GARRETT, Davidson County
Trans:T20090075895 DEEDWARR
Recvd: 11/06/09 11:06 2 pgs
Fees:13.00 Taxes:166.50
20091106-0102836

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vernon D. Criswell (NAME)	Same (NAME)	Map 60 Parcel 59
3702 Baxter Ave. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **David E. Graves, Administrator for The Estate of Dorothy Louise Graves**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon D. Criswell, an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Beginning at an iron rod set in the north right of way of Hart Lane, said point being the southwest corner of the Virgil Adams property as described in Deed Book 4264, Page 695, Register's Office of Davidson County, Tennessee and the southeast corner of this tract; Thence with said right of way, North 79 degrees 33 minutes 37 seconds West, 70.00 feet to an iron rod set at the southeast corner of the Sharon Pipkins property as described in Instrument 200812190121314, Register's Office of Davidson County, Tennessee, the southwest corner of this tract; Thence leaving said right of way, with Pipkin's east line; North 09 degrees 04 minutes 19 seconds East, 189.69 feet to an iron set; Thence, South 79 degrees 54 minutes 15 Seconds East, 69.78 feet to an iron rod found in the west line of Adams; Thence with Adams' west line, South 09 degrees 00 minutes 31 seconds West, 190.12 feet to the point of beginning and containing 13269 square feet or .30 acres. As shown on an unrecorded boundary line survey dated 8/24/09 by Registered Land Surveyor Steven D. Delle, Tennessee No. 1710 located at **408 Nesbitt Lane, Madison, TN 37115.**

BEING the same property conveyed to Walter Eugene Graves and Dorothy Louise Graves, husband and wife from Joseph N. Daniel and wife, Claudia Daniel, by Installment Deed dated May 26, 1960, in Book 5507, Page 650, in the Register's Office for Davidson County, Tennessee.

Walter Eugene Graves has since died, vesting sole ownership in Dorothy Louise Graves as surviving tenant by the entirety.
Dorothy Louise Graves has since died, intestate. See order permitting administrator to convey real property at closing and to escrow funds filed September 29, 2009 in the Probate Court of Davidson County, Tennessee. Case No 08P-1355, authorizing David E. Grave, Administrator to sign for subject transfor.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 119 Hart Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this _____ day of October, 2009.

THE ESTATE OF DOROTHY LOUISE GRAVES

By: David E. Graves
David E. Graves, Administrator

10/23/09
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named David E. Graves, administrator for The Estate of Dorothy Louise Graves, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Administrator of the maker or constituent of the maker and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23 day of October, 2009.

My Commission Expires: 8-7-10

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
LEBANON

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066