BILL GARRETT, Davidson County
Trans:T20100001607 DEEDWARR
Recvd: 01/08/10 11:05 2 pgs
Fees:13.00 Taxes:222.00

20100108-0001953

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2009.

Notary Public

My commission expires: 2-19-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric Allison	**The Farmers Bank**	**Map 061, Group 08-0, Parcel 070.00**
1126 Richmond Drive	**PO Box 10**	
Nashville, TN 37216	**Portland, TN 37148-0010**	

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 HEREBY ACKNOWLEDGE, WE,

William B. Hutcherson, Jr., Executor of the Estate of Melvin Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Allison, a single 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of King Subdivision, Section One, of record in Plat Book 1130, page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melvin Graham and wife, Sara Graham, by Warranty Deed, from Wilkie Baker and wife, Elizabeth Hubbell Baker, of record in Book 2030, page 495, Dated December 11, 1951, Register's Office for Davidson County, Tennessee. Sara Graham predeceased Melvin Graham who has since died. Last Will and Testament of Melvin Graham as duly probated of record in Case No. 07P-1110, in the Davidson County Probate Court, authorized William B. Hutcherson, Jr., in his capacity as Executor to sell and convey any real property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1130, page 94, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1373, page 305, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 1126 Richmond Drive, Nashville, TN 37216.

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 that we are lawfully seized and possessed of said land in fee simple, have

a good right to convey it and the same in 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. Wherever 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 17th day of December, 2009.

The Estate of Melvin Graham

William B. Hutcherson, Jr., Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William B. Hutcherson, Jr., Executor of the Estate of Melvin Graham, probate case No. 07P1110 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 17th day of December, 2009.

Notary Public

My Commission Expires: 9/23/12

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **090185CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027