BILL GARRETT, Davidson County
Trans:T20100017099 DEEDWARR
Recvd: 03/24/10 10:06 3 pgs
Fees:18.00 Taxes:506.90

20100324-0021912

ADDRESS NEW OWNERS and SEND TAX BILLS:
**MICHELLE CARRATU and HELEN CARRATU**
5365 Eaton's Creek Rd.
Ashland City, TN 37015

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

**MAP PARCEL NUMBER:**
**38 - 26**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JERRY IRENE JACKSON, Individually and as Executor of the Estate of James Lee Young, and LINDA GAIL BAGLEY, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfers and conveys to MICHELLE CARRATU, unmarried, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a spike in the center of Eaton's Creek Road, this being the southeast corner of the above described property and the northeast corner of the Rucker property; thence running North 88 deg. west 874.5 feet to a stake; thence North 73 deg. 30 min. west 181.5 feet to a stake; thence N 54 deg. 30 min. west 297 feet to an iron pin; thence north 2 deg. east 166 feet to an iron pin; thence turning and running south 88 deg. east 1270 feet to a spike in the center of Eaton's Creek Road; thence with the center of Eaton's Creek Road south 1 deg. 45 min. east 375 feet to the point of beginning.

Containing by calculation 10 acres, more or less, being the southerly part of the property conveyed to F. L. Dixon and wife, to F. B. Kelsey and wife, Mary Irene Kelsey, by deed of record in Book 1906, Page 47, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James Lee Young and wife, Gladys Irene Young, by Fountain B. Kelsey and wife, Mary Irene Kelsey, by deed of record in Book 2135, Page 377, Register's Office for said County, and being the same property conveyed to James Lee Young and wife, Gladys Irene Young, by deed of correction from F. L. Dixon, et al, of record in Book 2141, Page 231, said Register's Office. Gladys Irene Young having died on September 27, 2002. James Lee Young died on June 30, 2009, leaving a Will of record in Docket No. 09P-1471, Probate Court for Davidson County, Tennessee, which leaves the property to Jerry Irene Jackson and Linda Gail Bailey (now known as Linda Gail Bagley).

This is improved property known as 5365 Eaton's Creek Road, Ashland City, Tennessee 37015.

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

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 18 day of March, 2010.

Jerry Irene Jackson/executor

Jerry Irene Jackson

JERRY IRENE JACKSON, Individually and as Executor of the Estate of James Lee Young

Linda Gail Bagley

LINDA GAIL BAGLEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JERRY IRENE JACKSON, Individually and as Executor of the Estate of James Lee Young, the within named bargainor 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 at office this 18 day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF Florida
COUNTY OF Lake

Personally appeared before me, the undersigned Notary Public of said county, LINDA GAIL BAGLEY, the within named bargainor 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 at office this 16 day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 9.18.2010

NOTARY PUBLIC STATE OF FLORIDA
COMM # DD0596117
EXPIRES 9/18/2010
L. REGINA THOMPSON

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $137,000.00.

AFFIANT

Subscribed tc and sworn before me, this the 18 day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 7-24-10

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989