WARRANTY DEED

This instrument was prepared from information furnished by the parties.

BILL GARRETT, Davidson County
Trans:T20100024796 DEEDWARR
Recvd: 04/26/10 15:24 2 pgs
Fees:13.00 Taxes:1110.00

20100426-0031549

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 08/15/2010

(AFFIX SEAL)

AIMEE MARIE WADE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Kious, Rodgers, Barger, Holder & Kious, PLLC
503 N. Maple St.
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Williams Sudberry	SAME	146.7
(NAME)	(NAME)	
1011 Brentwood Lane		98
(ADDRESS)	(ADDRESS)	6DU-33805
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for love and affection, **Eloise S. McCay (formerly known as Eloise S. Burris), unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Ralph Williams Sudberry**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a lot marked "South part of Lot 157" on the Plan of the Re-Subdivision of Lots Nos. 155, 156 and 157, Crieve Hall, Section I, as of record in Book 3500, page 89, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Stillwood Drive, said point being the common corner of said "South part of Lot 157" and the north part of Lot 157; thence eastwardly with the line between said parts of said lots 221 feet to a point; thence South 0 deg. 16' West, 214.2 feet to a point in the northerly margin of Arrowhead Drive; thence westwardly with the curving margin of Arrowhead Drive, 299.55 feet to a point which is the beginning of a curve to the right having a radius of 25 feet; thence northwestwardly around said curve, 39.27 feet to a point in the easterly margin of Stillwood Drive; thence northwardly with said margin of said Drive, 183.19 feet to the point of beginning.

Being the same property conveyed to Bertha W. Harding by deed of record in Book 3808, page 771, said Register's Office. The said Bertha W. Harding having created a tenancy in common between herself and the said Eloise S. Burris by instrument of record in Book 4024, page 42, said Register's Office. The said Bertha W. Harding having since died on January 18, 1983, devising her one-half undivided interest in equal shares to the said Eloise S. Burris and Ralph W. Sudberry by Will of record in Will Book 142, page 414, Davidson County Court Clerk's Office. The said Ralph W. Sudberry then conveyed his ¼ interest to Eloise S. Burris by instrument of record in Book 6123, page 717, said Register's Office, thus vesting the entire interest in the property to Eloise S. Burris. Eloise S. Burris married Charles Alton McCay and became known as Eloise S. McCay. The said Charles Alton McCay is now deceased.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☒ property, known as 5008 Stillwood Drive, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 24 day of March, 2010.

Eloise S. McCay

Eloise S. McCay

BY: Jan Sudberry Sloan

Jan Sudberry Sloan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jan Sudberry Sloan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed this instrument as the attorney-in-fact for Eloise S. McCay, and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument No. _____ of the Register's Office for Davidson County, Tennessee.

Witness my hand at office this 24th day of March, 2010.

Commission expires: 08/15/2010

AIMEE MARIE WADE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Aimee Marie Wade

Notary Public

RETURN TO:

Kious, Rodgers, Barger, Holder & Kious, PLC

503 North Maple Street

Murfreesboro, TN 37130