BILL GARRETT, Davidson County
Trans: T20100029455 DEEDWARR
Recvd: 05/17/10 12:24 2 pgs
Fees: 13.00 Taxes: 333.00

20100517-0037751

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$90,000.00** (Ninety Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of April, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John J Rohtert 9342 Old Highway 100 W Nashville,TN 37221	John J. Rohtert 7125 Oak Tree Drive Fairview, Tennessee 37062	16800 500

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **THE ESTATE OF BARBARA PRESLEY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN J ROHTERT, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A house and lot in the 9th Civil District of Davidson County, Tennessee, at Linton on the north side of U.S. Highway 100 and being a portion of a 7.04 acre tract of record in Book 1787, Page 389, Register's Office for Davidson County, Tennessee., described according to a survey made by S. H. Hutchison, October 22, 1959, as follows:BEGINNING at a stake with an elm pointer in T.J. Allison's easterly line at the southwest corner of a cemetery; thence with T.J. Allison's line as follows: S 20° E 100 feet to a stake; S 4° W 41 feet to a stake at edge of driveway; S 50° 30' E 228 feet to a point in center of U.S. Highway 100; thence with highway as follows: N 47° 30' E 122.3 feet; N 43° 45' E 32.1 feet; thence leaving highway going N 41° 30' W 327 feet to a stake in a fence; thence S 75° W 50 feet to a stake with an elm pointer in east line of a cemetery; thence with said cemetery as follows: S 5° E 55 feet to a stake; S 85° W 60 feet to a point of beginning containing 1.10 acres, more or less.

Being the same property conveyed to Barbara Jones by deed dated January 9, 1966 from Steve Jones of record in Book 4096, Page 124, Register's Office for Davidson County, Tennessee. The said Barbara Jones (also known as Barbara Presley by virtue of her marriage to William C. Presley) has since died testate, and by her Last Will and Testament devised the subject property to Lori Lancaster and Frank Archey. Pursuant to an Order Approving Sale of Real Estate dated November 20, 2009 and filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1785, William Presley, as the appointed Executor under the Last Will and Testament of Barbara Presley, was given the authority to execute any closing documents to effectuate the sale of the subject property.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **9342 OLD HIGHWAY 100 W** **NASHVILLE,TN37221**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 27th day of April, 2010
THE ESTATE OF BARBARA PRESLEY

BY: William C Presley
William C. Presley, Executor

BY: Lori Lancaster
Lori Lancaster

BY: Frank Archey
Frank Archey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of April, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lori Lancaster and Frank Archey with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of April, 2010.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of April, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William C. Presley with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the Executor of **The Estate of Barbara Presley**, the within named bargainor, and that as such Executor being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing, by the said William C. Presley as such Executor.

Witness my hand and official seal on this the 27th day of April, 2010.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013