BILL GARRETT, Davidson County
Trans: T20100035545 DEEDWARR
Recvd: 06/11/10 09:18 2 pgs
Fees: 13.00 Taxes: 370.00
20100611-0045380

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 Walter N. Jackson Jr. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of **June, 2010.** Notary Public MY COMMISSION EXPIRES: 9.15.13 (AFFIX SEAL)
RECORD & RETURN TO: FOUNDATION TITLE & ESCROW 30 BURTON HILLS BLVD, STE 175 NASHVILLE, TN 37215	

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter N. Jackson, Jr.	SunTrust Mortgage, Inc.	02900007400
(NAME)	(NAME)	and
5949 Eaton Creek Road	401 Commerce Street Suite 6100	02900007300
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Nashville, TN, 37219	
(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 hereby acknowledged, I/WE, **Faye Deane Willis, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Walter N. Jackson, Jr., unmarried**, 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:

Tract 5

Now therefore, in order to carry into effect said sale, in pursuance of said decree, and in consideration of the sum of two dollars, paid to said Clerk and Master, the receipt of which is hereby acknowledged, the said J. C. Dale, Jr., as such Clerk and Master, both hereby transfer and convey to the said Mrs. Bessie Moore, and her heirs and assigns forever, said tract on parcel of land, situated in the County of Davidson, and State of Tennessee, and vounded and described as follows, viz:

"Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 5 of the Charles P. Zimmerlee Lands, deceased, as set out in the cause of Addie Forte vs Rosa Bennett et al., under rule No. 54819, of the Chancery Court at Nashville, Tennessee, and of record in Plan Book 3, Page 28, of the Chancery Court Clerk's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of the State Highway No. 112, the common corner of Tract Nos. 4 and 5; thence with the dividing line between Tracts 4 and 5, South 4 degrees, 15 minutes, West 664 feet to 4 point in the South margin of a private road; thence with the Southerly margin of said private road, South 87 degrees 45 minutes, East 173.2 feet to a point where the South line of said private road intersects the center line of Gray Point Road; the common corner of Tracts 5 and 6; thence with the dividing line between Tracts Nos. 5 and 6, North 3 degrees; 50 minutes, East 586.5 feet to the point in the Southerly margin of State Highway No. 112; thence with the Southerly margin of State Highway No. 112 North 63 degrees, West 173.2 feet to the point of beginning, containing 2.35 acres. Less and except that portion of the above described tract conveyed in Book 6425, Page 298.

Tract 6

"Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 6 of the Charles P. Zimmerlee Lands, deceased as set out in the cause of Addie Forte vs. Rosa Bennett, et al., under rule No. 54819, of the Chancery Court at Nashville, Tennessee, and of record in Plan Book 3, Page 28, of the Chancery Court Clerk's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of State Highway No. 112, the common corner of Tracts Nos. 5 and 6, thence with the dividing line between Tracts Nos. 5 and 6 South 3 degrees, 50 minutes West 586.5 feet to a point where the South margin of a private road intersected the center line of Gray Point Road, the common corner of Tracts Nos. 5 and 6; thence with the center line of Gray Point Road, North 52 degrees East 156 feet to a point; the common corner of Tracts Nos. 6 and 7; thence North 3 degrees, 50 minutes East with the dividing line between Tracts Nos. 6 and 7, 412.5 feet to a point in the Southerly margin of State Highway No. 112; thence with the Southerly margin of State Highway No. 112, North 63 degrees, West 165.5 feet to a point of beginning, containing 1.75 acres." Less and except that portion of the above described tract conveyed in Book 10022, Page 783.

Being a portion of the property conveyed to Mrs. Bessie Moore by deeds from J. C. Dale, Jr., Clerk and Master, recorded the 30th day of September, 1940 in Book 1133, Page 696 and Book 1133, Page 698, in the Register's Office, Davidson County, Tennessee, and further conveyed to James E. Willis by Quitclaim Deed from James E. Willis, as Administrator of the Estate of Bessie L. Moore Guthrie recorded the 14th day of June 1993 in Book 8980, Page 852, in said Register's Office. James E. Willis died testate and Faye Willis acquired title to said real property under the Last Will and Testament of record in Will Book 205, Page 61 (Docket No. 96P-524), in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5949 Eaton Creek Road, Joelton, TN 37080

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, has 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. 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 our hands this **8th** day of **June, 2010**

Faye Deane Willis

Faye Deane Willis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Faye Deane Willis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **June, 2010**

Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010