BILL GARRETT, Davidson County
Trans:T20100050320 DEEDWARR
Recvd: 08/13/10 11:43 2 pgs
Fees:13.00 Taxes:231.25

20100813-0064084

This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $62,500.00

Affiant

Subscribed and sworn to before me this 11th day of August, 2010.

Brian Lavoy Payne, Notary Public
My commission expires: 12/12/10

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC BRIAN LAVOY PAYNE

Address of New Owner:	Send Tax Bills to:	Tax Information
Cuyler A. Dunbar 609 2nd Avenue NW Conover, NC 28613	New Owner	11907009100

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorothy K. Overstreet, as Executrix of the Estate of William Carroll Foreman, deceased, and as sole devisee of the Estate of William Carroll Foreman, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Cuyler A. Dunbar, and wife, Sandra M. Dunbar**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 58 on the Plan of Laurel Acres, Section I, as of record in Book 2133, Page 48, Register's Office of Davidson County, Tennessee.

Said Lot No. 58 fronts 89 feet on the westerly side of Malden Drive and extends back between lines, 125 feet on the north line and 200 feet on the south line, to a broken line in the rear, measuring 118.6 feet.

Being the same property conveyed to Jean F. Eakes and W. C. Foreman, tenants by the entirety, by deed from Charles C. Morrow, Trustee, as of record in Book 11685, Page 877, Register's Office for Davidson County, Tennessee, William Carroll Foreman and W. C. Foreman, being one and the same person. Jean F. Eakes having predeceased W. C. Foreman on June 23, 2003, leaving W. C. Foreman as the surviving tenant and sole heir at law.

Further being the same property conveyed to Jean F. Frazer by Warranty Deed from Phillip D. Hooper and wife, Mary D. Hooper in Book 5465, Page 664, Register's Office for Davidson County, Tennessee. Jean F. Frazer and Jean F. Eakes being one and the same person.

This conveyance is made pursuant to Order dated August 5, 2010 In Re: The Estate of William Carroll Foreman, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 09P1408.

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 property is improved property known as 2605 Malden Drive, Nashville, Tennessee 37210.

This transaction is part of an IRC Section 1031 Tax-Deferred Exchange and the property being conveyed is the Replacement Property.

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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of August, 2010.

Dorothy K. Overstreet, Executrix

Dorothy K. Overstreet, Sole Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy K. Overstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained as devisee, and also acknowledged that she is the Executrix of the Estate of William Carroll Foreman and had authority to execute said instrument on behalf of the estate.

Witness my hand in Nashville, Tennessee, this 11th day of August, 2010.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 12/12/10