BILL GARRETT, Davidson County
Trans:T20100052753 DEEDWARR
Recvd: 08/25/10 09:11 2 pgs
Fees:13.00 Taxes:296.00
20100825-0067161

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of August, 2010, by and between The Estate of Katherine Nelson by Mary K Nelson, Executrix, Annetta N Turrentine, Brenda J Ward, and Mary K Nelson , party of the first part, and Lisa Smith and Debbie Graham, Tenants in common with the right of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Map of Eastmoor Place, of record in Book 547, Page 177 and 178, Register's Office for said County.
SAID Lot No. 26 fronts 50 feet on the southerly side of East Delmas Avenue and runs back between parallel lines 234.3 feet to a dead line.

Being all or part of the same property conveyed to Katherine A. Nelson, by virtue of that certain Warranty Deed dated February 16, 1973, at Book 4682, Page 192 in the Register's Office of Davidson County, Tennessee. Katherine A Nelson Died on September 19, 2009 testate. Her will has been probated in the Davidson County Probate Court at Docket Number 10P577.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mary K Nelson, Executrix

Annetta N Turrentine

Brenda J Ward

Mary K Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mary K Nelson, Executrix: Annetta N Turrentine, Brenda J Ward, and Mary K Nelson , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Lisa Smith and Debbie Graham
1128 Delmas Ave
Nashville, TN 37216

Tax Parcel No 07210018800

Property Address: 1128 Delmas Avenue
Nashville, TN 37216

MAIL TAX BILLS TO: Lisa Smith & Debbie Graham
1128 Delmas Ave
Nash, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of August, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY