BILL GARRETT, Davidson County
Trans:T20100068331 DEEDWARR
Recvd: 10/28/10 10:44 2 pgs
Fees:12.00 Taxes:0.00
20101028-0086229

# FIDUCIARY WARRANTY DEED

THIS INDENTURE, made and entered into this the 15th day of October, 2010, by and between BRIDGETT R. RUMSEY, Executrix of the Estate of PAUL A. RUMSEY, Deceased, Davidson County, Tennessee Probate File No. 07P-1072, and BRIDGETT R. RUMSEY, Executrix of the Estate of MARTHA B. RUMSEY, Deceased, Davidson County, Tennessee Probate File No. 07P-1126, hereinafter called Grantor and BRIDGETT R. BINNS, sole heir under Wills, hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real property located, situated and being:

BEING Lot No. 2 on the Plan of Eastland Acres, Section Seven, of record in Book 2330, Page 166, Register's Office for said county.

SAID Lot No. 2 fronts 150 feet on the Northwesterly side of Brittany Drive and extends back 333 feet on the Northeasterly line and 264 feet on the Southwesterly line to a dead line in the rear on which it measures 165.4 feet.

BEING the same property conveyed to Paul A. Rumsey, and wife, Martha B. Rumsey, by Deed from John M. Willis and wife, Pauline Willis of record in Book 3907, Page 156, said Register's Office.

THIS conveyance is made subject to the restrictions recorded in Book 2921, Page 349, and to the easements and limitations shown on the Map of Record in Book 2330, page 166, Register's Office of said County.

This is improved property know as 2515 Brittany, Nashville, Tennessee 37206.

TO HAVE AND HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except for any mortgage liens or any taxes not yet due but constituting a lien, which are assumed by Grantee;

And that the tile and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is TEN AND 00/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt of legal sufficiency of which is hereby acknowledged.

Bridgett R. Binns

BRIDGETT R. BINNS

STATE OF TENNESSEE §
§
COUNTY OF Rutherford §

DANEEN L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires November 21, 2010

On this day personally appeared before me, a notary public, BRIDGETT R. BINNS, and acknowledged that she executed the same as her free act and deed as Executrix of the Estates of PAUL A. RUMSEY, Deceased and MARTHA B. RUMSEY, Deceased.

Daneen L. Schneider
Notary Public in and for the State of Tennessee
My Commission Expires: November 21, 2010

STATE OF TENNESSEE §
COUNTY OF Rutherford §

I hereby swear or affirm that to the actual consideration or value, whichever is greater, for this transfer is $0.00.

Sworn to and subscribed before me, a notary public, by Bridgett R. Binns, Executrix of the Estates of PAUL A. RUMSEY, Deceased and MARTHA B. RUMSEY, Deceased, on this the 15 day of October, 2010.

Daneen L. Schneider
Notary Public in and for the State of Tennessee
My Commission Expires: November 21, 2010

**AFTER RECORDING RETURN TO:**

prepared by:

Bridgett R. Binns
400 Chaney Road, #102
Smyrna, Tennessee 37167

DANEEN L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires November 21, 2010