BILL GARRETT, Davidson County
Trans:T20100071238 DEEDWARR
Recvd: 11/09/10 13:57 2 pgs
Fees:13.00 Taxes:222.00
20101109-0090044

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER: NO:	SEND TAX BILLS TO:	MAP/PARCEL
Mildred Clyde 2410 Underwood Street Nashville, TN 37208	Same	81-14-161.00

For good and valuable consideration received, **Estate of Nellie Foster Byers Grantor** by these presents does transfer and convey by Order of the Probate Court of Davidson County, Tennessee, being **Docket No. 10P455** unto the Grantee, **Mildred Clyde, an unmarried woman** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **The Estate of Nellie Foster Byers**, described as follows:

Land in Davidson County, Tennessee, being Lot 14, REVISED PLAN OF FISK PARK, as shown on plat of record in Plat Book 2331, Page 114, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Theodore R. Byers and wife, Nellie Byers by Warranty Deed from Homer McEwen and wife, Ella Mai McEwen, recorded on the 9th day of November, 1966 in Book 4075, Page 634, in the Register's Office of Davidson County, Tennessee. Said Theodore Roosevelt Byers having died November 18, 2001 and Nellie Byers having died January 17, 2010. Geraline Esters having full authority to sign on behalf of the Estate of Nellie Foster Byers as per the Order of record as Docket No. 10P455 filed October 29, 2010 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Less and except conveyance to State of Tennessee: There is hereby conveyed an easement for drainage purposes, beginning at a point located in the Easterly property line of the Tennessee Central Railway, said point being the common corner of a tract of land conveyed to the Grantor by a deed recorded in Book 2549, Page 479, Register's Office for Davidson County, Tennessee, and a tract of land conveyed to Novella Bass by a deed recorded in Book 2544, Page 65, Register's Office for Davidson County, Tennessee; thence with and binding on the common line between the Grantor and the said Railway, N 36° 14' 03" W 50 feet to the common corner of the Grantor's property and a certain tract of land conveyed to George W. Langley, et ux, by deed of record in Book 2546, Page 145, Register's Office for Davidson County, Tennessee; thence along the common line between the last two mentioned tracts, N 53°58'24" E 20 feet to a point; thence on a line parallel to and 20 feet (measured at right angles) from the aforesaid first line, S 36°14' 03" E 50 feet to a point on the common line between the Grantor's property and said Bass' property; thence along the common property line, S 53°58'24" W 20 feet to the point of beginning.

Being the same property conveyed to The State of Tennessee by Warranty Deed from Theodore R. Byers and wife, Nellie Byers, recorded on the 8th day of October, 1967 in Book 4179, Page 378, in the Register's Office of Davidson

This conveyance is subject to county taxes for the year 2011 and subsequent years; all matters set forth in the plan of record in Plat Book 2331, Page 114; Restrictions of record in Book 2499, Page 171; Easements of record in Book 4179, Page 378, Book 4075, Page 634 and any and all other existing easements and restrictions as shown of record.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD PLAN OF RECORD IN PLAT BOOK 2331, PAGE 114 C) RESTRICTIONS OF RECORD IN BOOK 2499, PAGE 171; EASEMENT OF RECORD IN BOOK 4179, PAGE 378, BOOK 4075, PAGE 634 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is improved property known as 2415 Underwood Street Nashville, TN 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever. And the Grantor covenants with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as representative of the **Estate of Nellie Foster Byers** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 4 day of November, 2010.

The Estate of Nellie Foster Byers

Geraline Esters

Geraline Esters, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of November, 2010, before me personally appeared, **Geraline Esters,** Authorized Representative of the **Estate of Nellie Foster Byers** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Nellie Foster Byers**, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 4 day of November, 2010

My commission expires: 5-20-14

Notary Public

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Mildred Clyde

Affiant

Subscribed and sworn to before me this 4 day of November, 2010.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.