BILL GARRETT, Davidson County
Trans:T20110000958 DEEDWARR
Recvd: 01/05/11 10:00 3 pgs
Fees:18.00 Taxes:296.00
20110105-0001331

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Marilyn St. John-Doucette
5625 South Hillview Drive
Brentwood, Tennessee 37027

MORTGAGEE
NONE

SEND TAX BILLS
New Owner

MAP-PARCEL:
120-05-0-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **The Estate of Robbie Louise Baldwin Mielke,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Marilyn St. John-Doucette, married,** 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:

Being Lot No. 335 on the Plan of Glengarry Park, Section III, as of record in Book 2900, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 3335 fronts 85.0 feet on the northeasterly margin of Winthorne Drive and extends back 125.0 feet on the southeasterly line and 168.1 feet on the northeasterly line to a rear line measuring 95.0 feet thereon.

Being the same property conveyed to Howard M. Baldwin and wife, Robbie L. Baldwin by deed of record in Book 2141, page 10, Register's Office for Davidson County, Tennessee. The said Howard M. Baldwin died leaving the said Robbie L. Baldwin as the surviving tenant by the entirety. The said Robbie L. Baldwin married Leonard Mielke and that marriage ended in divorce. Robbie Louise Baldwin Mielke died March 8, 2009, and the property is conveyed by the Executors pursuant to the terms of her Last Will and Testament as of record in the Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1788, page 349 and Book 2960, page 5; subject to a right of way easement of record in Book 4197, page 432; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **766 Winthorne Drive Nashville, TN 37217.**

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, have 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 30th day of December, 2010.

Judy B. Reed, Executor
The Estate of Robbie Louise Baldwin Mielke
BY: Judy B. Reed, Executor

Herbert Clouse, Executor
The Estate of Robbie Louise Baldwin Mielke
BY: Herbert Clouse, Executor
BY: Judy B. Reed, Attorney-in-Fact
Judy B. Reed, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy B. Reed, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Executor of the Robbie Louise Baldwin Mielke Estate and the she as such Executor executed the within instrument for the purposes therein contained on behalf of said Estate.

Witness my hand and official seal this 30th day of December, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy B. Reed, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney-in-Fact of Herbert Clouse, who is an Executor of the Robbie Louise Baldwin Mielke Estate and the she as such Attorney-in-Fact executed the within instrument for the purposes therein contained as the same free act and deed of Herbert Clouse, Executor of the Robbie Louise Baldwin Mielke Estate.

Witness my hand and official seal this 30th day of December, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $80,000.00.

Mary St. John-Doucette
AFFIANT

Subscribed and sworn to before me this 30th day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 1.2.12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY