| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,500.00<br>Deborah Boyett<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Jan, 2011<br>Notary Public<br>MY COMMISSION EXPIRES: May 6, 2012<br>(AFFIX SEAL) |

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Deborah Boyett | New Owner | MAP 091-10-0 |
| 608 Seawall Court | | PARCEL 334.00 |
| Smyrna, TN 37167 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Sandra Flynn, formerly known as Sandra Quirante, as to an undivided one-quarter interest, Patti Curtis, as to an undivided one-quarter interest and Cathy Gleason, an undivided one-quarter interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Boyett,** 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. 110 on the plan of Morrow Meadows, Section 2, as of record in Book 2331, page 16, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the westerly margin of Delray Drive at the corner Not Nos. 109 and 110; thence, with said Drive southwestwardly 50 feet to the corner of Lot Nos. 110 and 111; thence with the line between said two lots, westwardly 129 feet to the "witness line", continuing with the line between said two lots and in the same direction 103 feet, in all 232 feet to Richland Creek; thence, with said creek, north 19 degrees 36 minutes, west 66 feet to the corner of Lot Nos. 109 and 110; thence, with the line between said two lots easterly 100 feet to said "witness line" continuing in the same direction, with the line between Lot Nos. 109 and 110, 136 feet, in all 236 feet to the beginning.

BEING the same property conveyed to Ella Ruth Lewis by warranty deed from Limon L. Lewis of record in Book 3181, page 635, Register's Office for Davidson County, Tennessee. Also being the same property vested in the sole heirs at law of Ella Ruth Lewis upon her death on May 15, 1990, as follows: Sandra Flynn (formerly known as Sandra Quirante), Patti Curtis, Cathy Gleason and Deborah Boyett. The same heirs being identified in the Probate Court of Davidson County, Tennessee, File No. 95485.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **917 Delray Drive, Nashville, Tennessee 37209.**

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 ____ hand( ) this the ____ day of 12-17, 2010

Sandra Flynn
Sandra Flynn, formerly known as Sandra Quirante

Patti Curtis
Patti Curtis

Cathy Gleason
Cathy Gleason

BILL GARRETT, Davidson County
Trans:T20110004571 DEEDWARR
Recvd: 01/24/11 11:06 2 pgs
Fees:13.00 Taxes:116.55
20110124-0006423

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Flynn**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of December, 2010

My Commission expires May 8, 2012

Notary Public

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patti Curtis** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22 day of December, 2010

My Commission expires May 8, 2012

Notary Public

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cathy Gleason**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of December, 2010

My Commission expires 2-11-2013

Notary Public

JONNA G. MASSEY STATE OF TENNESSEE NOTARY PUBLIC JEFFERSON COUNTY