Send Tax Statements To:
New Owners

Tina Bauman
104 Mt. Vernon Court
LaVergne, TN 37086

This Instrument Prepared By:
Daniel L. Graves II
Price and Tidwell Attorneys at Law
128 W. Main Street
Murfreesboro, TN 37130

Tax Map / Parcel No.
148-14 Parcel 8 NW

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned **Teresa Smith, Executor of the Estate of Elizabeth Shrout,** have this day bargained and sold and do hereby transfer and convey unto **Tina Bauman**, their heirs and assigns, forever, that certain parcel of real estate being described as follows, to-wit:

> Being Lot No. 155 and the authority one-half of Lot No. 154 on the Plan of Locustwood, Section II, as of record in Book 2331, page 147, Register's Office of said County, described according to a survey made by Hal R. Swann, Jr., on May 10, 1958.
>
> Said Lot No. 155 and part of Lot 154 fronts together 103.5 feet on the west side of East Ridge Dr. and runs back 220 feet on the south line and 282.5 feet more or less on the north line, to a dead line in the rear, which line is a broken line, measuring 134.8 feet thereon.
>
> Being the same property conveyed to Robert Lee Shrout and Wife, Francis M. Shrout by warranty deed from Wilford H. Wood, Jr. and Wife, Selene O. Wood as of record in Deed Book 4543, page number 640 of said Register's Office, Davidson County, Tennessee. The same Robert Lee Shrout having passed away

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, and title thereunto belonging unto the grantees, their heirs and assigns, forever.

I, **Teresa Smith** convey as Executor only, as fully and completely as I could or should do, but no further nor otherwise, and I am not personally bound upon any of the covenants or warranties contained herein.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2010 real property taxes, which taxes have been prorated and are assumed by the grantees.

I further covenant and bind myself, my heir and assigns to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

PICK-UP

BILL GARRETT, Davidson County
Trans:T20110010008 DEEDWARR
Recvd: 02/17/11 09:48 2 pgs
Fees:12.00 Taxes:0.00
20110217-0013440

IN WITNESS WHEREOF, the undersigned has executed this instrument this 8 day of February, 2011.

Teresa Smith, Executor

Teresa Smith, Executor of the
Estate of Elizabeth Shrout

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Teresa Smith, Executor of the Estate of Elizabeth Shrout**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she, being authorized by Court Order, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee, this 8th day of February, 2011.

PAM HOLBERT NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Pam Holbert

NOTARY PUBLIC
Commission Expires: 2/21/12

AFFIDAVIT

I hereby swear or affirm that this transfer is a conveyance executed by the Executors for the purpose of implementing a testamentary devise of real property and under the terms of T.C.A. §67- 4- 409 is not subject to the conveyance or transfer tax.

AFFIANT

Sworn to and subscribed before me, this the 8 day of February, 2011.

PAM HOLBERT NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Pam Holbert

NOTARY PUBLIC
Commission Expires: 2/21/12