BILL GARRETT, Davidson County
Trans:T20110010276 DEEDWARR
Recvd: 02/18/11 10:03 2 pgs
Fees:13.00 Taxes:122.10
20110218-0013874

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $33,000.00 (Thirty Three Thousand).

AFFIANT

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

Subscribed to and sworn before me this 4th day of February, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-19-12

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
John W. Lemay, Jr. and Carolyn M. Lemay 529 Achievement Drive Nashville,TN 37209	Same	09110038000

WARRANTY DEED

FOR AND IN 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, I/WE, **ANDREW J. ENGLAND, JR., EXECUTOR OF THE ESTATE OF MARTHA E. ENGLAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOHN W. LEMAY, JR. AND WIFE, CAROLYN M. LEMAY,** HEREINAFTER CALLED THE GRANTEE(S), 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. 95, Section Two, Morrow Meadows as of record in Book 2331, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 48 feet on the easterly side of Delray Drive and runs back 172.3 feet on the southerly line and 176 feet on the northerly line, to a broken line, measuring 52.6 feet thereon.

Being the same property conveyed to Andrew J. England and wife, Martha E. England by deed from Brentwood Homes, Inc. of record in Book 2399, Page 53, Register's Office for Davidson County, Tennessee.
The said Andrew J. England and Martha E. England having since died. By will of Martha E. England, probated in the Seventh Circuit Court for Davidson County, Tennessee was devised to Andrew J. England Jr. , Evelyn Sue England, Lucia England, Mark England, Sandra England, and Kenneth England. Said will having instructed the Executor, Andrew J. England, Jr. to sell the subject property as Executor of the estate of Martha E. England.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 908 DELRAY DRIVE NASHVILLE,TN37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2011

WITNESS, this 4th day of February, 2011

Andrew J England Jr, Executor

Andrew J. England, Jr. Executor
of the Estate of Martha E. England

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of February, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Andrew J. England, Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 4th day of February, 2011.

Joyce Jordan

Notary Public

Commission Expires: 9-19-12

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

LTSR Number:

GTE File: 2011