Warranty Deed

BILL GARRETT, Davidson County
Trans:T20110014226 DEEDWARR
Recvd: 03/09/11 11:51 3 pgs
Fees:18.00 Taxes:222.00
20110309-0018856

GRANTOR: **ESTATE OF MARY ALBERTA TAYLOR**, Deceased
Marilyn Finley, Executrix

SEND TAX NOTICES TO:

MAP 63/PARCEL 87

GRANTEE: **M. R. FINLEY**
234 CEDARWOOD LN.
MADISON, TN 37115

M. R. FINLEY
234 CEDARWOOD LN.
MADISON, TN 37115

DONNA PERKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The undersigned, being first duly sworn, makes oath that the consideration given for this transfer is $60,000.

Marilyn Finley exec
MARILYN FINLEY, *Executrix of the Estate of Mary Alberta Taylor*

SWORN TO and SUBSCRIBED BEFORE ME this 3rd day of March, 2011.

Donna Perkins
Notary Public

(SEAL)

My Commission Expires: 09.03.12

This instrument prepared by: George H. Cate, Jr., Esq., 95 White Bridge Road, Suite 503, Nashville, TN 37205 (615) 352-8677

For and in consideration of the sum of Sixty Thousand and No/100 Dollars ($60,000.00), cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Estate of Mary Alberta Taylor, by and through Marilyn Finley, Executrix, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. R. Finley, individually, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land described in **EXHIBIT A** attached hereto, with two attached easements, in Davidson County, Tennessee, below-described.

The two easements included in this conveyance are 1) a 50-foot ingress, egress, and utility easement across land owned by the Metropolitan Government of Nashville and Davidson County, Tennessee; and 2) a 20-foot easement across land owned by The Metropolitan Government of Nashville and Davidson County, Tennessee for access to an existing well, both of which are set forth in deed of record as Instrument No. 20090625-0059321, in the Office of the Register for Davidson County, Tennessee, described in **EXHIBIT B** attached hereto.

Being part of the same property conveyed to Ernest N. Taylor and wife, Mary Taylor, by deed dated January 5, 1959, from Edward E. Marlin and wife, Florence Claudia Marlin, of record in Book 2861, page 38, said Register's Office. The said Ernest N. Taylor having died on May 9, 1997, property then vested in Mary Taylor as surviving tenant by the entirety. Mary Taylor subsequently died testate on May 9, 1998, Marilyn Finley having been appointed Executrix of the Estate of Mary Alberta Taylor, pursuant to the Last Will and Testament of Mary Alberta Taylor, Docket No. 98P-756, Probate Court for Davidson County, Tennessee.

This conveyance by Marilyn Finley as the Executrix of the Estate of Mary Alberta Taylor to M. R. Finley, individually, is expressly authorized by Order of the Probate Court for Davidson County, Tennessee, entered on the 3rd day of January, 2011, in Docket No. 98P-756 of the said Court.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises. Real property taxes for 2011 are assumed by the Grantee.

This property is improved only by a barn as shown on the survey by James A. Terry & Associates, dated June 15, 2010, and is located immediately south of 405 Menees Lane, Madison, Davidson County, Tennessee.

Mary Taylor and Mary Alberta Taylor are one and the same person.

To have and to hold the said property, together with all appurtenances and hereditaments thereunto belonging, or in any wise appertaining to the Grantor, her heirs and assigns, forever.

Grantor does further covenant with said Grantee that the Estate of Mary Alberta Taylor is lawfully seized and possessed of said land in fee simple, that the Grantor as Executrix of the said Estate has a good right to convey it, and the same is unencumbered except as otherwise herein set out. The Grantor does further covenant and bind herself as Executrix of the said Estate, her successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this 3rd day of March, **2011.**

Marilyn Finley exec.
MARILYN FINLEY, ***Executrix of the Estate of Mary Alberta Taylor***

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Perkins, a Notary Public in and for said County and State, the within named **MARILYN FINLEY, Executrix of the Estate of Mary Alberta Taylor, Deceased**, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of March, **2011.**

Donna Perkins
Notary Public

My Commission Expires: 09.03.12

(S E A L)



EXHIBIT A

Prepared by: James Terry & Associates
2812 Branwood Drive
Nashville, Tn. 37214

LEGAL DESCRIPTION

Being a 5.108, more or less, acre tract of land lying in the 9th Councilmanic District of Davidson County, Tennessee. Said tract further described as being a portion of the property conveyed to Mary A. Taylor in Book 2861, Page 38, Register's Office of Davidson County, Tennessee. Said property further described according to a survey by James Terry & Associates, dated 6/15/10.

Beginning at a point lying on the easterly line of the Cedar Lane Est. property as of record in Instrument Number 20011212, pg. 136994, Register's Office of Davidson County, Tennessee and the westerly line of the Metropolitan Government property as of record in Instrument Number 20090625, page 59321, Register's office of Davidson County, Tennessee; said point further described as being south 15 degrees, 40 minutes, 31 seconds west a distance of 483.58 feet from the southerly margin of Menees Lane; thence leaving the said line of Cedar Lane Est. and running with the line of the said Metropolitan Government property as follows: south 88 degrees, 35 minutes, 31 seconds east a distance of 404.92 feet to a point; thence south 04 degrees, 17 minutes, 39 seconds east a distance of 293.75 feet to a point; thence south 28 degrees, 39 minutes, 22 seconds west a distance of 287.50 feet to a point; thence north 63 degrees, 21 minutes, 15 seconds west a distance of 491.79 feet to an existing iron rod lying at the southeast corner of the Burton Snider property as of record in Instrument Number 20010417, Page 37644, Register's Office of Davidson County, Tennessee; thence leaving the said line of the Metropolitan Government property and running with the easterly line of the said Burton Snider property north 25 degrees, 45 minutes, 23 seconds east a distance of 312.08 feet to an existing iron rod; thence running with the said line of Snider and Cedar Lane Est. north 15 degrees, 40 minutes, 31 seconds east a distance of 55.60 feet to the point of beginning, containing 5.108, more or less, acres.

EXHIBIT B

EASEMENTS

Also included, is a 50 foot ingress, egress and utility easement for access to a 5.108 (more or less) acre tract. Said easement more particularly described as follows: beginning at a point lying on the southerly margin of Menees Lane, said point further described as lying north 81 degrees, 33 minutes, 31 seconds west a distance of 91.48 feet from the northwest corner of the Timothy Samples property as of record in Book 8803, Page 469, Register's Office of Davidson County, Tennessee; thence leaving the said margin of Menees Lane and running as follows: south 11 degrees, 11 minutes, 22 seconds east a distance of 96.45 feet to a point; thence south 18 degrees, 26 minutes, 48 seconds east a distance of 106.71 feet to a point; thence south 05 degrees, 37 minutes, 17 seconds east a distance of 48.21 feet to a point; thence south 23 degrees, 32 minutes, 48 seconds west a distance of 52.86 feet to a point; thence south 35 degrees, 42 minutes, 04 seconds west a distance of 166.48 feet to a point lying on the northerly line of a 5.108, more or less, acre tract; thence running with said northerly line north 88 degrees, 35 minutes, 31 seconds west a distance of 60.80 feet to a point; thence leaving said northerly line and running as follows; north 35 degrees, 42 minutes, 04 seconds east a distance of 193.69 feet to a point; thence north 23 degrees, 32 minutes, 48 seconds east a distance of 34.53 feet to a point; thence north 05 degrees, 37 minutes, 17 seconds west a distance of 29.58 feet to a point; thence north 18 degrees, 26 minutes, 48 seconds west a distance of 104.24 feet to a point; thence north 11 degrees, 11 minutes, 22 seconds west a distance of 117.48 feet to a point lying on the said southerly margin of Menees Lane; thence running with the said margin a distance of 53.07 fee to the point of beginning.

Also included, is a 20 foot ingress and egress to serve an existing well by the remaining property of Mary Taylor (5.108 acre tract). Beginning at a point lying on the easterly line of the Mary Taylor property (5.108, more or less) acre tract; said point further described as lying north 28 degrees, 39 minutes, 22 seconds east a distance of 167.20 feet from said 5.108 acre tract's southeast corner; thence leaving said easterly line and running as follows: south 88 degrees, 08 minutes east a distance of 126 feet to a point; thence north 1 degree, 52 minutes east a distance of 20 feet to a point; thence north 88 degrees, 08 minutes west a distance of 105 feet to the said easterly line of the 5.108 acre tract.