Box 29

BILL GARRETT, Davidson County
Trans:T20110020061 DEEDWARR
Recvd: 04/06/11 08:40 2 pgs
Fees:13.00 Taxes:236.80
20110406-0026423

17833
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)	Send Tax Bills to:
Allen Warrick 206 Farris Avenue Madison, TN 37115	Allen Warrick 115 Hardaway Drive Goodlettsville, TN 37072

Map/Parcel: 04315006900

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, **Bruce White, Executor**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Allen Warrick and wife, Maria Warrick**, hereinafter called the Grantee(s), its successors and assigns, a certain tract of land in Davidson County, TN, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 38 and the north 1/2 of Lot No. 37 on the Map of Rock Hill Subdivision, Block "A", described according to a copy of a survey made by Ewell Anderson, Surveyor, dated August, 1945, as follows:

Beginning at a point in the west margin of Farris Avenue, at the common corner of Lots 38 and 39; thence westerly with the line between said lots, 200 feet; thence along the rear line of Lot No. 38 and part of Lot No. 37, southerly 75 feet to a point; thence easterly through the center of Lot No. 37, 200 feet to the westerly margin of Farris Avenue; thence with said Avenue, north 75 feet to the beginning.

BEING part of the same property conveyed to Charlie R. Crain and wife, Ollie Mace Crain by Warranty Deed from Mrs. Emma W. Dismukes, dated January 15, 1948, and filed in Book 1559, page 45, said Register's Office. Charlie R. Crain having died and Ollie Mace Crain having remarried Bill Benjamin and is now known as Ollie Crain Benjamin. The said Ollie Crain Benjamin having died and pursuant to Court Order, Docket No. 10P-500, Executor, Bruce White, is hereby directed to sell subject property.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 206 Farris Avenue, Madison, TN 37115.

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 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 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.

Seller

Bruce White, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Bruce White, Executor, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2011.

My commission expires 11/ 5/2014.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE COUNTY OF DAVIDSON ss:

The actual consideration or value, whichever is greater, for this transfer is $64,000.00

Affiant

Sworn to and subscribed before me this 4th day of April, 2011.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov 5, 2014