BOX #14A
G#23362-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045333 DEEDWARR
Recvd: 07/27/11 08:12 2 pgs
Fees:13.00 Taxes:999.00
20110727-0057269

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2011.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dan E. Minor	**"New Owner"**	**Map 117-14-0 Parcel 075.00**
3925 Cross Creek Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Florine K. Worden, an un-remarried widow

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dan E. Minor, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being parts of Lot Nos. 8 and 9 on the Plan of Sugar Tree Subdivision, as of record in Book 1424, Page 100, Register's Office for Davidson County, Tennessee, described according to a survey made by W. W. Turner Company, Engineers, May 11, 1949, and revised August 8, 1949, as follows:

BEGINNING on the westerly margin of Cross Creek Road, at the corner of Lot Nos. 9 and 10; thence, with the line between said two lots, westwardly 190.9 feet to the westerly line of said subdivision; thence, with said line, northwardly 112.7 feet to a point 2.7 feet North of the corner of Lot Nos. 8 and 9; thence, westwardly 177 feet to a point in the line between said two lots; thence, southeastwardly 74.3 feet to the westerly margin of Cross Creek Road, being 12 feet South of the corner of Lot Nos. 8 and 9; thence, with said road, southwardly 78.8 feet to the BEGINNING.

BEING the same property conveyed to Joe L. Worden and wife, Florine K. Worden, by Warranty Deed dated September 7, 1949, from Hawthorne Development Company, a Tennessee corporation, of record in Book 1756, Page 265, Register's Office for Davidson County, Tennessee. Said interest is now vested in Forine K. Worden as surviving tenant by the entirety, the said Joe L. Worden have died June 5, 1998.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

This is improved property, known as: **3925 Cross Creek Road, Nashville, TN 37215**.

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 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 my/our hand(s) this **26th** day of **July, 2011.**

Florine K Worden

Florine K. Worden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Florine K. Worden,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **July, 2011.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY