BILL GARRETT, Davidson County
Trans: T20110058807 DEEDWARR
Recvd: 09/21/11 16:08 3 pgs
Fees: 18.00 Taxes: 129.50

20110921-0073292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF September, 2011

NOTARY PUBLIC

My Commission Expires: _____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michele Burks and James Ferguson 112 Stillwater Trail Hendersonville, TN 37075	Michele Burks and James Ferguson 112 Stillwater Trail Hendersonville, TN 37075	072-12-0-019.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES STEWART, WISEMAN MCCLENDON, JR., LATISHA MCCLENDON, GENA MINTON AND DARRELL BRILEY, by James Stewart, Executor of the Estate of BETTY GENE BRILEY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHELE BURKS AND JAMES FERGUSON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land being located in Davidson County, Tennessee, being the easterly twenty-five (25) feet of Lot 90, all of Lot 89 and the westerly ten (10) feet of Lot 88 in Geo. Waters Place on Maxey Lane which subdivision is of record in Book 332, pages 136 and 137, of the Register's Office for Davidson County, Tennessee.

Said part of Lot 90, Lot 89 and part of Lot 88 front together eighty-five (85) feet on the southerly side of Hanover Avenue and run back between parallel lines one hundred and fifty (150) feet to an alley.

Being the same property conveyed to WISEMAN E. MCCLENDON AND BETTY G. BRILEY, BOTH UNMARRIED, by deed from PATSY LAWSON GANTT F/K/A PATSY LAWSON, UNMARRIED, of record in Book 11375, page 739, dated March 4, 1999, said Register's Office. The said Betty G. Briley having predeceased Wiseman E. McClendon on or about September 22, 2004. The said Wiseman E. McClendon having since died on or about December 27, 2004. Order Directing the sale of said property of record in Volume 05P-53, Davidson County Probate Court Clerk's Office devised subject property to JAMES STEWART, AS TO 50 PERCENT INTEREST, WISEMAN MCCLENDON, JR, AS TO 12.5 PERCENT INTEREST, DIANNA HAMBLEM, AS TO 12.5 PERCENT INTEREST, LATISHA MCCLENDON, AS TO 12.5 PERCENT INTEREST, GENA MINTON, AS TO 20.834 PERCENT INTEREST, DARRELL BRILEY, AS TO 4.166 PERCENT INTEREST AND ANGELA BRILEY, AS TO 4.166 PERCENT INTEREST. Angela G. Briley further conveyed her interest to Gena Minton, by Quitclaim Deed of record as Instrument No. 20110614-0045563, dated June 1, 2011, said Register's Office. Diana Hamblen further conveyed her interest to Gena Minton, by Quitclaim Deed of record as Instrument No. 20110614-0045564, dated June 1, 2011, said Register's Office.

This improved property is known as 1704 Hanover Road, Nashville, TN 37216

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. 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16th day of September, 2011.

James Stewart, Executor of the Estate of
Betty Gene Briley executes on behalf of
himself, individually, Wiseman McClendon, Jr.,
LaTisha McClendon, Gena Minton and Darrell Briley
pursuant to Probate Order, Docket No. 05P-53

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Stewart, Executor of the Estate of Betty Gene Briley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of September, 2011.

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

On this 16th day of September, 2011, before me personally appeared James Stewart, Executor of the Estate of Betty Gene Briley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Wiseman McClendon, Jr., LaTisha McClendon, Gena Minton and Darrell Briley, pursuant to order of Probate Court and who acknowledged that he executed the same as the free act and deed of Wiseman McClendon, Jr., LaTisha McClendon, Gena Minton and Darrell Briley.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

My Commission Expires: _____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James Stewart, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My Commission Expires: _____