BILL GARRETT, Davidson County
Trans:T20110069139 DEEDWARR
Recvd: 11/03/11 10:28 2 pgs
Fees:13.00 Taxes:166.13
20111103-0085715

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $ 44,900.00 (Forty Four Thousand Nine Hundred).

Sope Jordan
AFFIANT

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

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC — MY COMMISSION EXPIRES: My Commission Expires AUG. 7, 2013 (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:
Terri Fehrman 312 Harrington Avenue Madison, TN 37115	Terri Fehrman 2488 Old Washington Rd. Cedar Hill, TN 37032	05201009000

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, **GERALDINE R. WHITSETT AND HUSBAND THURMAN LEE WHITSETT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TERRI FEHRMAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 30 of Block A. on the Map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County. Said Lot 30 fronts 50 feet on the southerly side of Harrington Street, and runs back between parallel lines, 163 feet to a dead line.

Being the same property conveyed to Geraldine R Whitsett by deed of record in Instrument Number 20070416-0044929, Register's Office in Davidson County, Tennessee.

Thurman Lee Whitsett, spouse of Geraldine R. Whitsett, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

Thurman Lee Whitsett and Thurman L. Whitsett are one in the same person.

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: **312 HARRINGTON AVENUE** **MADISON,TN37115**

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.

WITNESS, this 14th day of October, 2011

Geraldine R. Whitsett

Geraldine R. Whitsett

Thurman L. Whitsett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of October, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Geraldine R. Whitsett** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of October, 2011.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thurman L. Whitsett 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.

Withess my hand and official seal on this the 14th day of October, 2011.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013