BILL GARRETT, Davidson County
Trans:T20120099991 DEEDWARR
Recvd: 12/31/12 13:07 3 pgs
Fees:18.00 Taxes:703.00
20121231-0120704

This instrument was prepared by:
KEENE W. BARTLEY
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Pat Terry and Rob Terry	(same)	Map 103-08
4421 Murphy Rd.		Parcel 56
Nashville, TN 37209		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Rob J Terry
Affiant

Sworn to and subscribed before me this the 31 day of December, 2012.

KEENE W. BARTLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON C
Notary Public

My Commission Expires: 5/3/16

FOR AND IN CONSIDERATION OF the sum of One Hundred Ninety Thousand Dollars and 00/100 ($190,000.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Betty Paschall, a widow, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto Pat Terry and Rob Terry, hereinafter referred to as Grantees, their successors 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 the westerly 25 feet of the easterly 75 feet of the north 154 feet of Lot No. 345 on the Map of Richland Realty Company's Subdivision of West Lawn, as of record in Book 421, page 32 in the Register's Office for said county.

Said part of said lot fronts 25 feet on the souther side of Minnesota Avenue, sometimes called Murphy Road, and runs back between parallel lines, 154 feet to a dead line.

Being the same property conveyed to George Paschall and wife Betty J. Paschall by deed from James H. Estes and wife Emily G. Estes, and James H. Estes, Jr. of record in Instrument No.: 20010309-0022689, in the Register's Office for Davidson County, Tennessee. The said George Paschall having since died testate with a Will having been probated in the Probate Court for Davidson County, Tennessee, Case No.: 12P-1208.

This conveyance is made subject to an easement granted to the City of Nashville by Henry B. Miller of record in Book 1943, page 13, for the purpose of a sanitary sewer across the land in question, and also an easement form the natural drain running across the rear part of the premises.

Subject to all covenants, easements and restrictions of record.

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 successors and assigns forever, and the said Grantor covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantor further covenants and bind herself, and her heirs, successors and assigns, to warrants and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of December, 2012.

Betty J. Paschall

BETTY J. PASHCALL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Betty J. Paschall**, the bargainor, 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, on this the 20 day of December, 2012.

KEENE W. BARTLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/3/16