

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM RALPH THURMAN, ET UX	**BB&T**	**102-12-0-055.00**
(NAME) **6707 GREELEY DRIVE**	(NAME) **223 WEST NASH STREET**	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) **WILSON, NC 27893**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHARLES EDWARD LEE WALKER, CONSERVATOR FOR BETTY JEAN G. WALKER, PURSUANT TO AN ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM RALPH THURMAN AND DANETTE W. THURMAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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. 212 on the Plan of Horton Heights, Section "D", of record in Plat Book 2133, page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 212 fronts 110 feet on the easterly side of Tombill Drive and extends back between lines 360.9 feet on the northerly side and 342.7 feet on the southerly side to a dead line in the rear on which it measures 141 feet.

Being the same property conveyed to CHARLES S. WALKER and wife, BETTY JEAN G. WALKER by deed from THOMAS C. SUMMERS, TRUSTEE, of record in Book 2281, page 77, dated June 2, 1954, said Register's Office. The said Charles S. Walker having since died on or about March 15, 2013 leaving Betty Jean G. Walker as the surviving tenant by the entirety. The said BETTY JEAN G. WALKER has since been declared incompetent. The court appointed CHARLES EDWARD LEE WALKER as the conservator for BETTY JEAN WALKER (a/k/a Betty Jean G. Walker) through an Order for Conservatorship dated July 10th, 2013 filed with the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 13P-924. Further, the Court has approved the sale of real estate of the ward by Order entered August 30, 2013.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2133, page 78 and Restrictive Covenants of record in Book 2243, page 159, said Register's Office and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **6707 GREELEY DRIVE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130084516 DEEDWARR
Recvd: 10/01/13 08:47 2 pgs
Fees:13.00 Taxes:915.75
20131001-0102656

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 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 hand this 27th day of September, 2013.

Charles Edward Lee Walker
Consents for Betty Jean G. Walker

CHARLES EDWARD LEE WALKER, CONSERVATOR FOR BETTY JEAN G. WALKER

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 **Charles Edward Lee Walker, Conservator**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of September, 2013.

My commission expires: **May 5, 2015**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON