BILL GARRETT, Davidson County
Trans:T20130093285 DEEDWARR
Recvd: 10/31/13 11:54 2 pgs
Fees:13.00 Taxes:166.50
20131031-0113106

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
William H. Posey and wife, Susie Posey 2416 Gardner Lane Nashville, TN 37207	**SAME**	**Map** 105-4 **Parcel No.** 78.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Myra E. Beverly**, (herein referred to as "Grantor") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **William H. Posey and wife, Susie Posey** (herein referred to as "Grantee"), their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 467 in Maury and Claibornes, Addition to Nashville, a Plan of which is of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof. Also a strip of twenty five feet of ground lying between the west line of said lot and the east line of Lincoln Street.

Said Lot No. 467 and strip of ground together front seventy five (75) feet on the northerly side of Trimble Street and run back with the easterly margin of Lincoln Street one hundred and eighteen (118) feet, more or less, to an alley and showing one hundred and five (105) feet, more or less, on said alley.

Being the same property conveyed to Charles L. Beverly and wife Myra E. Beverly by installment deed from Ahron H. Lucas and Sefton B. Lucas DBA Lucas Properties of record in Deed Book 8858, page 235, Register's Office for Davidson County, Tennessee, further being the same property conveyed to Myra E. Beverly by Quitclaim Deed from Charles L. Beverly of record as Instrument No. 199912070300360, Register's Office of Davidson County, Tennessee.

This is improved property known as **32 Trimble Street, Nashville, Tennessee 37210**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are prorated at the time of this deed.

Grantor further covenants with the Grantee and binds herself, her heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 31 st day of October, 2013.

GRANTOR:

Myra E. Beverly

Myra E. Beverly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Myra E. Beverly, 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 seal, this 31 st day of October, 2013.

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

Marshall L Hix

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $45,000.00.

William H Posey

AFFIANT

Subscribed and sworn to before me, this 31 st day of October, 2013.

Marshall L Hix

NOTARY PUBLIC
My Commission Expires:

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016