File Box 8

PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
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Fees:13.00 Taxes:1957.30
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W & I Ref:(_____) Title No: 46078
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David M. Maloney Gay W. Maloney 1011 Gateway Lane Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 131-16-69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$529,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hilda S. Hageman, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David M. Maloney and Gay W. Maloney, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee being Lot No. 28 of the Revised Plan of Gateway Acres, Second Addition, as of record in Book 1424, page 83, Register's Office for said County.

Said lot No. 28 fronts 225 feet on the southerly side of Gateway Lane and extends back 358.7 feet on the westerly line and 342.7 feet on the easterly line to the northerly margin of Lealand Manor, First Addition, measuring 225 feet thereon, containing 1.79 acres.

Being the same property conveyed to John A. Hageman and wife, Hilda S. Hageman by deed from James T. Baker and wife, Lillian C. Baker of record in Book 3947, page 424, Register's Office for Davidson County, Tennessee. The said John A. Hageman, has since died, thereby leaving Hilda S. Hageman as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is made subject to the following:
Ten-foot easement for public utilities along the southerly line of premises, 100 foot building setback line from Gateway Lane, and conditions of owners certificate as shown on plan of record in Book 1424, page 83, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Agreement as set out in deed from F.N. McNeill, Jr., Executor and Trustee, to James T. Baker and wife, dated May 16, 1949, and recorded in Book 1718, page 99 Register's Office for Davidson County, Tennessee, as follows:

"Grantees agree that in order to maintain a high standard of residential beauty at Lealand, they will install a stoker or some other smoke saving device, will allow their plans for construction of their house to be reviewed by Lealand's board of architects and will carefully read and abide by all of Lealand's restrictions."

Restrictive covenants contained in an instrument executed by Laura Lee Robertson, dated April 3, 1939, filed April 3, 1939, and recorded in Book 1066, page 402, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in deed from F. N. McNeill, Jr., Executor and Trustee, to James T. Baker and wife, dated May 16, 1949, filed May 26, 1949, and recorded in Book 1718, page 99, Register's Office for Davidson County, Tennessee as follows:.

"Grantees for themselves, their heirs and assigns, covenant and agree that any dwelling constructed on said property shall contain not less than 1500 sq. ft. of floor space if a one story dwelling; 1200 sq. ft. on the first floor if a one and one-half story dwelling; 900 sq. ft. on the first floor if a full two story dwelling."

This is improved property, known as: 1011 Gateway, Nashville, Tennessee 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2005.

Hilda S. Hageman

State of TENNESSEE
County of DAVIDSON

On this 25th day of February, 2005 , before me the undersigned authority, personally appeared Hilda S. Hageman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires Jan. 26, 2008

My Commission Expires: _____

Notary

JAN CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $529,000.00

Affiant

Sworn and subscribed before me this the 25th day of February, 2005

My Commission Expires Jan. 26, 2008

My Commission Expires: _____

JAN CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

Wldoc: Deed Wty—12/92