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THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Coldwell Banker Mortgage
3000 Leadenhall Rd.
Mount Laurel, NJ 08054

Davidson County DEEDWARR
Recvd: 06/03/05 11:17 2 pg
Fees:13.00 Taxes:488.40
20050603-0063299

MAP PARCEL NUMBERS
61-14-0-56
Address of New Owner:
Mary J. Meneely etvir
1009 Horseshoe Drive
Nashville, TN 37216

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of May, 2005 by and between **Mary A. Fidler and Bernard P. Fidler, wife and husband**, party of the first part, and **Quinn E. Meneely and Mary J. Meneely, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$132,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Being Lot No. 56 on the plan of Locust Grove Subdivision, not of record, described according to a survey made by Anderson and Gee, Surveyors, January 22, 1946, as follows:

Beginning on the southerly margin of Horseshoe Drive at a point 120 feet east of the northeast corner of property conveyed to Harris E. Briley and wife, by Deed from H. H. Richardson and wife, of record in Book 1390, page 60, Register's office for said County, being this corner of Lots Nos 55 and 56; thence with the line between said two lots southwardly 75 feet to the common corner of Lots 41,42, 55 and 56; thence with the line between Lots Nos, 40, 41, 56 and 57; thence with the line between Lots nos, 56 and 57 northwardly 175 feet to the southerly margin of Horseshoe Drive; thence with said drive westwardly 60 feet to the beginning.

Being the same property conveyed to Bernard P. Fidler and Mary A. Fidler, husband and wife, by Special Warranty Deed from The Secretary of Veterans of Veterans Affairs, an officer of the United States of America, of record in Instrument Number 200503070024565, dated 2-25-05, and recorded 3-7-05, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to taxes for the current yeat which have been prorated and assumed by the Grantee(s); any and all matters appearing of record, any and all zoning regulations, setback lines, building restrictions , easements, charters, by laws, Master deeds, right of ways, etc. all of record in Register's office for Davidson County, Tennessee.

The above referenced property is also known as 1009 Horseshoe Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mary A. Fidler
Mary A. Fidler

Bernard P. Fidler by Mary Fidler as attorney in fact
Bernard P. Fidler

STATE OF TENNESSEE, COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary A. Fidler** ~~and Bernard P. Fidler, wife and husband~~ to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31st day of May, **2005**.

My commission expires 1-27-07

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$132,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of May, 2005

Notary Public

4-18-09.
My Commission Expires

JODI S. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE, WILLIAMSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public, **Mary A. Fidler,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **Bernard Fidler,** under a power of attorney as recorded in Book A, page _____, and is authorized by **Bernard Fidler** to execute this instrument on behalf of **Bernard Fidler.**

A 200506030063298

Witness my hand at office this 31st day of MAY, 2005.

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: 1-27-07

[SEAL]