WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/06 14:11 2 pgs
Fees:13.00 Taxes:292.30
20060208-0015784

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $79,000.00.

Affiant

Subscribed and sworn to before me this 7 day of February, 2006

Notary Public
My Commission expires: 8/20/08
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robert F. Conley III	SAME	061-10-0-072.00
209 Chandlers Pass Court		
Hermitage, TN 37076		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Clara F. Taft**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert F. Conley, III, an unmarried person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of Maplewood Heights Resubdivision, of record in Book 4885, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Norman Taft, by deed from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., on September 13, 2002, of record in Instrument Number 20021004-0121377, Register's Office for Davidson County, Tennessee. The said Norman Taft having since died testate on October 1, 2005, a resident of Davidson County, Tennessee, and his Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee, at Cause No. 05P-1926. Clara F. Taft qualified as Executrix of the Estate of Norman Herndon Taft, and she executed a Quitclaim Deed to the authority granted to her to the aforesaid will. The said property was conveyed to Clara F. Taft by Quitclaim Deed from Clara F. Taft, Executrix for the Estate of Norman H. Taft, of record in Instrument Number 20060117-0005845, said Register's Office.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 061-10-0-072.00.
- Subject to all matters as shown on the Plan of record in Book 4885, page 27, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5043, page 514; and Book 5093, page 690, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3845 Edwards Avenue, 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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE 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.

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 our hands this February 7, 2006.

Clara F. Taft
Clara F. Taft

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clara F. Taft** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 7, 2006

My commission expires 8/23/06

Notary Public

