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

SEND TAX BILLS TO:
Regions Bank
P.O. Box 1718
Memphis, TN 38101-1718

MAP PARCEL NUMBERS
Map & Parcel No. 95.02 O-18.00

Davidson County DEEDWARR
Recvd: 04/13/06 14:24 2 pgs
Fees:13.00 Taxes:435.86
20060413-0042738

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of April, **2006**, by and between **The Estate of Lavergne Manly McIntyre, Susan McIntyre Jungling, Executrix**, party of the first part, and **Rusty R. Mayo and Penelope Ann Mayo, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$117,800.00** 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:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 70 feet on the northerly side of June Drive and runs back 192.8 feet on the westerly line and 201.9 feet on the easterly line to a dead line in the rear, measuring 70.7 feet thereon.

BEING the same property conveyed to Lavergne Manly McIntyre, a widow, by deed from Elmer Stewart Sassaman and wife, Mary Jane Vance Sassaman, of record in Book 3887, page 688, Register's Office, Davidson County, Tennessee, dated 4/29/65 and recorded 5/5/65. The said Lavergne Manly McIntyre has since deceased leaving the property entirely to her estate as evidenced in her will, filed in Probate No. 05P-1533 Davidson County, Tennessee.

The above referenced property is also known as 2136 June Drive, Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 2331, pages 22 and 23; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

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.

The Estate of Lavergne Manly McIntyre, Susan McIntyre Jungling, Executrix

Susan McIntyre Jungling, Executrix
By

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Susan McIntyre Jungling, the Executrix of the Estate of Lavergne Manly McIntyre, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same with full and proper authority and for the purposes therein contained as the Executrix of the Estate of Lavergne Manly McIntyre.

WITNESS my hand and Notarial Seal at office this 5th day of April, 2006.

My commission expires 2/27/10

Christy D. Landrum
Notary Public

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

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, **$117,800.00**, 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 5th day of April, **2006**.

Christy D. Landrum
NOTARY PUBLIC

My commission expires: 2/27/10

CHRISTY D. LANDRUM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

PROPERTY ADDRESS:
2136 June Drive
Nashville, TN 37214

Name and address of new owner:
Rusty R. Mayo, et ux
2136 June Drive
Nashville, TN 37214