This space for Register's Office:

Davidson County DEEDWARR
Recvd: 06/05/06 13:11 2 pgs
Fees:13.00 Taxes:331.15

20060605-0066075

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
116 Wilson Pike Circle Ste 251
Brentwood, TN 37027

ADDRESS NEW OWNER:
Julie Anna Hackbarth
35 Waters Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
United Capital Mortgage
2035 Lakeside Centre Way
Knoxville, TN 37922

Map # 83.07-0-89.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Willie Lee Malone, Jr., a single man,** hereinafter called the **Grantors**, do hereby convey unto **Julie Anna Hackbarth, an unmarried woman**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being the south part of the east part of Lot No. 10 on the Plan of George C. Waters Second Addition, as of record in Book 161, Page 172, Register's Office for said County, described as follows:

Beginning at the northwest corner of Waters Avenue and a 40 feet unnamed street thence westwardly along Waters Ave 21 feet to a point which is 43.5 feet line east the center line of the north bound main tract of the L & N Railroad; thence northerly 118 feet to a point which is 50 feet south of the south margin of an alley; thence eastwardly_____feet to the westerly margin of said 40 foot unnamed street; thence along said unnamed street southwardly 118 feet, more or less, to the beginning. This tract is improved known as 35 Waters Ave. Nashville TN.

Being the same property conveyed to Willie Lee Malone, Jr., a single man on February 15, 1966 of record in Book 3989 Page 908 said Register's Office.
The above property description is taken from the current deed of record.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This is improved property known as 35 Waters Avenue, Nashville, TN 37206.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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 seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this 31st day of May, 2006.

Willie Lee Malone, Jr. by Ralph E. Malone, AIF

State of Tennessee
County of Williamson

On this 26th day of November, 2002, before me personally appeared Ralph E. Malone, who executed the foregoing instrument on behalf of Willie Lee Malone, Jr. and acknowledged that he/she executed the same as the free act and deed of Willie Lee Malone, Jr. through Power of Attorney granted him by the said Willie Lee Malone, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME this 31st day of May, 2006.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6/22/08

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 $89,500.00

Affiant

Sworn and subscribed before me on May 31, 2006.

Notary Public

KIMBERLY R. HARGROVE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

My Commission Expires: 6/22/2008.