03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 1st **day of September, 2006.**

Diane K. Mann
Notary Public
My commission expires: 2/22/2009

Davidson County DEEDWARR
Recvd: 09/08/06 14:33 3 pgs
Fees:18.00 Taxes:555.00
20060908-0111602

DIANE K. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN

03-0607-33873

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Helen Madden	Wells Fargo Bank, N.A.	105-07-0-270
509 Hamilton Avenue	P.O. Box 5137	
Nashville TN 37203	Des Moines, IA 50306-5137	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jacqueline D. Hill, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Helen Madden and husband, William Madden, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See attached Exhibit "A".

Being the same property conveyed to Jacqueline D. Hill by quitclaim deed from Cornelia A. Short, dated 11-11-96, recorded 11-11-96, of record in Book 10256, Page 497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 509 Hamilton Avenue, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 1st day of September, 2006.

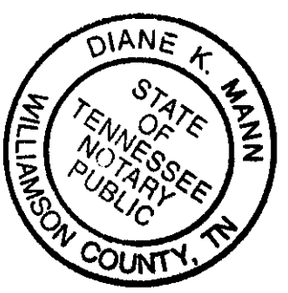
Jacqueline D. Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jacqueline D. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of September, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 2/22/2009

Exhibit A

LAND in Davidson County, Tennessee, being part of Block No. 3 on the Plan of Hamilton Lands of record in Minute Book 1, Page 97, County Court for said County, and being Lot No. 6 on the Subdivision of said Block No. 3, not of record, described as follows:

BEGINNING at a point on the southerly margin of Hamilton Avenue 265 feet west of the westerly margin of Raina Avenue, being the corner of Lots Nos. 5 and 6; thence with the line between said two lots southwardly 167.5 feet to the northerly margin of an alley; thence with the same westwardly 50 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots northwardly 167.5 feet to the southerly margin of Hamilton Avenue; thence eastwardly with the same 50 feet to the beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED