McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 09/12/06 13:39 3 pg
Fees:18.00 Taxes:1394.90
20060912-0112911

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
494298 020438
Dianne Buss

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Colby Paxton Katherine Lind Paxton	New Owners	104-10-0-232.00
3201 Hillside Drive		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Adam C.S. Marland and Felicia A. Morley, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said ~~Matthew Colby Paxton and Katherine Lind Paxton~~ ~~Husband~~ and Wife *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF
COUNTY OF Davidson *The actual consideration or value whichever is greater for this transfer is $* 377,000.00

Affiant

Subscribed and sworn to before me this the 25th *day of* August 2006

Notary Public

My commission expires:

(Affix Seal)

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

This is unimproved ( ), known as 3201 Hillside Drive, Nashville, TN 37212

improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 25 *day of* August, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Adam C.S. Marland

Felicia A. Morley

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, Susan Turner, *a Notary Public in and for said County and State, Adam C.S. Marland, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 21 *day of* July, 2006.

Susa Turner

Notary Public
My Commission Expires: 1/26/08

(This area for official notarial seal)

SUSAN TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennesse
COUNTY OF DAVIDSON

Personally appeared before me, Susan Turner, *a Notary Public in and for said County and State, Felicia A. Morley, the within named bargainor* married *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* She *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 21 *day of* July, 2006.

Susa Turner

Notary Public
My Commission Expires: 1/26/08

(This area for official notarial seal)

SUSAN TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 7 as shown on the Plan of Westmoreland Place of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee lying on the southerly margin of Hillside Drive and being more particularly described as follows:

Beginning at an iron pin set in the southerly margin of Hillside Drive at the Northwest corner of herein described tract, said pin being the Northeast corner of Lot No. 2, as shown on the Plat of the Resubdivision Lot 1, Westmoreland Place of record in Plat Book 6250, Page 860, Register's Office for Davidson County, Tennessee, belonging to South Central Bell Telephone Company of record in Deed Book 4250, Page 51, Register's Office for Davidson County, Tennessee.

Thence, with the southerly margin of Hillside Drive and a curve concave to the south having a central angle of 09 deg. 44' 20", a radius of 529.53 feet and a chord of N. 71 deg. 20' 31" E, 89.90 feet for an arc length of 90.01 feet to an iron pin;

Thence, leaving said margin, with the westerly line of Clement Dore of record in Deed Book 5172, page 68, Register's Office for Davidson County, Tennessee, S 13 deg. 06' 20" E, 215.00 feet to an iron pin set in the northerly margin of Alley No. 807;

Thence, with said margin and a curve concave to the South having a central angle of 12 deg. 23' 13", a radius of 277.47 feet and a chord of S. 81 deg. 16' 19" W, 59.87 feet for an arc length of 60.00 feet to an iron pin;

Thence, leaving said alley with the east line of aforementioned South Central Bell, N. 21 deg. 30' 23" W, 203.92 feet to the point of beginning;

Containing 15,622 square feet or 0.36 acres, more or less.

Being the same property conveyed to Adam C.S. Marland and Felicia A. Morley, by Special Warranty Deed from Bellsouth Telecommunications, Inc., a Georgia corporation, of record in Instrument No.20040305-0025707, Register's Office for Davidson County, Tennessee.

M&H File #: **06600-JM**