Davidson County DEEDWARR
Recvd: 10/05/06 09:09 3 pgs
Fees:18.00 Taxes:185.00
20061005-0123634

PREPARED BY: FRANK S. KING, JR.
King & Ballow
315 Union Street, Suite 1100
Nashville, TN 37201
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

Randall L. Tanley and wife,
Patricia Tanley
3100 River Drive
Nashville, TN 37218

Send Tax Bills To:

Same

Map & Parcel No.: 92-5-299

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, MARJORIE C. SAXTON and DOROTHY L. MARTIN, have this day bargained and sold, and do hereby transfer and convey unto RANDALL L. TANLEY and wife, PATRICIA TANLEY, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 76 and 77 on the Plan of G. E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, page 86, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 76 and 77 adjoin and front together 78 feet on the Southerly side of Clifton Pike, or Road, and run back between parallel lines, 115 feet, more or less, to an alley.

Being the same property conveyed to Clay Dowdy and wife, Marjorie C. Dowdy by deed from Mary Buchanan Moore Cain and husband, Samuel Cain of record in Book 2544, page 306, dated June 27, 1956, Register's Office for Davidson County, Tennessee, the said Clay Dowdy having since died. Marjorie C. Dowdy now known as Marjorie C. Saxton further conveyed her interest in said property to Phillip Saxton and wife, Marjorie C. Saxton and Dorothy L. Martin, by deed of record in Book 4832, page 723, dated July 9, 1974, said Register's Office, the said Phillip Saxton having since died.

This is improved property known as 3319 Clifton Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said 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 as noted of record.

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 my hand this 3rd day of October, 2006.

Marjorie C. Saxton
MARJORIE C. SAXTON

Dorothy L. Martin
DOROTHY L. MARTIN

State of Tennessee
County of Davidson

Before me, a Notary Public in and for the State and County aforesaid, personally appeared the within named MARJORIE C. SAXTON and DOROTHY L. MARTIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 3RD day of October, 2006.

My Commission Expires:
9/22/2007

NOTARY PUBLIC

AUDRENIA TREECE SWEAT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.

RANDALL L. TANLEY, Affiant

JAMIE TILLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 4th day of October, 2006.

My Commission Expires:

My Commission Expires MAR. 22, 2010

3/20/2010

NOTARY PUBLIC