Fox 34

WARRANTY DEED

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,900.00

Katherine D. Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2007

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine D. Maloney (NAME)	Right Mortgage Company (NAME)	MAP: 150-05
3005 Anderson Road (ADDRESS)	106-B West Hill Drive (ADDRESS)	PARCEL: 359.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Red Square Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine D. Maloney

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 156 on the Plan of Forest View Park, Section V, Phase 1, of record in Book 6250, Page 203, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Instrument Number 20061113-0140741, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Subject to restrictions filed of record in Book 6569, Page 290, Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 04/03/07 15:04 2 pgs
Fees:13.00 Taxes:528.73
20070403-0040058

unimproved ( )
This is improved (X) property, known as 3005 Anderson Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 30th day of March, 2007

Red Square Properties, LLC
By:

Robert J. Nelson

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Robert Lee Nelson _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager _____ of the Red Square Properties, LLC the within named bargainor, and LLC and that he as such Manager _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Robert Lee Nelson as such Manager. _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 30th day of March, 2007.

My commission expires 1-20-09

Leon Sharber
Notary Public

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD