RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
1468 WEXFORD DOWNS LANE
NASHVILLE, TN 37211
VT-07400087

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/07 10:31 2 pgs
Fees:13.00 Taxes:1416.73

20070521-0060129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$382,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 17th day of May, 2007

Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 1468 WEXFORD DOWNS LANE, NASHVILLE, TN 37211

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARSHALL HALL **MELISSA HALL** **1016 MAXWELL AVENUE** **NASHVILLE, TN 37206**	**Mortgage Lenders of America** **8400 W 110th St., #500** **Overland Park, KS 66210**	**083-05-0-147.00**

FOR AND IN 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,

JOHN ROWLEY and wife, MARY M. SOBON

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

MARSHALL HALL and wife, MELISSA HALL

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:

Land in the 19th Ward of the City of Nashville, Davidson County, Tennessee, being parts of Lots Nos. 10 and 11 on the plan of D.H. Bailey property as of record in Book 421, page 65, Register's Office for Davidson County, Tennessee, and also a triangular portion out of the southwest corner of a six acre tract lying along the northerly side of said lots, described as a whole as follows:

Beginning at the southeast corner of Maxwell Avenue and Bailey Street and running thence southwardly along the easterly margin of Bailey Street, 175 feet 5 inches to a stake in the northerly margin of a three foot strip of land, an easement in which was conveyed to the City of Nashville for the purpose of maintaining a sewer; thence eastwardly along the northerly margin of said three foot strip 77 feet 3 inches to a stake in the southerly margin of Maxwell Avenue; thence westwardly along the southerly margin of Maxwell Avenue, 78 feet 6 inches to the beginning, according to a survey made by S.M. McMurray, Civil Engineer, on January 20, 1926, including and excluding a strip of land described in the deed from Ruth B. Hawkins and husband, to the City of Nashville, of record in Book 749, page 96, said Register's Office, now included in Maxwell Avenue.

Being the same property conveyed to John Rowley and wife, Mary M. Sobon by Warranty Deed from Leslie Nicolle Hawkins and husband, Matthew Hawkins, dated 5-24-04 and recorded 6-9-04 in Instrument No. 20040609-0068334, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1016 MAXWELL AVENUE, NASHVILLE, TN 37206**
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 our hands this 17th day of May, 2007.

JOHN ROWLEY

MARY M. SOBON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN ROWLEY ~~and MARY M. SOBON~~ the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 2007.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2007.

Commission Expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 17th day of May, 2007, before me personally appeared John Rowley to me known to be the person who executed the foregoing instrument in behalf of Mary M. Sobon as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Mary M. Sobon

Witness my hand and official seal at Nashville Tennessee, this the 17th day of May, 2007.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010