Davidson County DEEDWARR
Recvd: 06/12/07 09:25 2 pgs
Fees:13.00 Taxes:703.00

20070612-0070212

State of Tennessee
County of Davidson
The actual consideration or value whichever is
Greater for this transfer is $ 190,000.00

Affiant

Subscribed and sworn to before me, this the
day of June, 2007

Notary Public

My Commission Expires: 11-25-07

DARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Jo Ann Davis Mallard	SAME	042-02-0-010.00
1016 Nesbitt Drive		
Nashville, TN 37207		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **David Livingston Hinds, Executor of the Estate of Joseph Edmund Hinds** said Grantor does hereby bargain, sell, transfer and convey unto **Jo Ann Davis Mallard,** unmarried 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 Davidson County, Tennessee, being Lot No. 48, on the Plan of Ozark Hills, as shown on plat of record in Plat Book 3700, page 20, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southeasterly margin of Sylvania Drive, corner of Lots Nos. 46 and 48; thence with the line between said two lots, southeastwardly 229.62 feet to a point, corner of Lots Nos. 46, 47 and 48; thence with the line between Lots Nos. 47 and 48, southwardly 281.03 feet to a point in the northeasterly margin of Nesbitt Drive; thence with said margin, northwardly 130.0 feet to the beginning of a curve having a radius of 25 feet; thence with said curve, northwardly 37.76 feet to a point in the southeasterly margin of Sylvania Drive; thence with said margin 172.00 feet to the point of beginning.

Being the same property conveyed to Kathryn Angela Hinds-Dejesus and David Edmund Hinds and Lorraine Camille Hinds and Robert Anthony Hinds devisees under last will of John Edmund Hinds in Probate Docket # 06P1853 recorded 11/17/2006, Register's Office for Davidson County, Tennessee. Also Being the same property conveyed to Joseph E. Hinds by Deed of record in Book 8388, Page 109 recorded 7/12/1991, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1016 Nesbitt Drive, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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.

Witness my hand this 6 day of June, 2007.

Executor

Estate of Joseph Edmund Hinds
BY: David Livingston Hinds, Executor

STATE OF Florida
COUNTY OF Collier

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **David Livingston Hinds** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself/herself to be the **Executor of The Estate of Joseph Edmund Hinds**, the within named bargainor, and that he as such **Executor**, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of June, 2007.

My Commission Expires:
8/4/08

Notary Public

RICHARD A. SCHAEFFER
MY COMMISSION # DD 322962
EXPIRES: August 4, 2008
Bonded Thru Budget Notary Services