WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$67,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
JAN 1, 2010

THIS INSTRUMENT WAS PREPARED BY and return to
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorinda Diamond	**Dorinda Diamond**	**04313018300**
(NAME)	(NAME)	
245 Elm Street	**245 Elm Street**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Madison, TN 37115**	
(CITY) (STATE) (ZIP)	(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,

G. W. Hire and Gary A Rose

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

Dorinda Diamond an unmarried woman

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. 24 in Block "F" on the Plan of Forest Park Subdivision at Madison, as the same appears of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 Block F fronts 50 on the north side of Elm Street and runs back northerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Allie McKee and wife, Hallie McKee by deed from Jack Ray and wife, Dovie Ray of record in Book 936 and Page 591 on 05/02/1935 and filed for record on 05/04/1935, Register's Office for said County. Both the said Allie McKee and Hallie McKee having since died. Allie McKee predeceased Hallie McKee.
Being the same property conveyed to G. W. Hire and Gary A. Rose by deed from Linda Faye O'Connor and Jimmy Carlton Hill, being the only children of Hallie Mae McKee (Hill), deceased of record in Instrument 200610020121916 on 09/08/2006 and filed for record on 10/02/2006, Register's Office for said County.

The above described property is not the primary residence of the Grantors.

This is improved **X** property, known as **245 Elm Street, Madison, TN 37115**
(unimproved)
(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 our hands this **16th** day of **July, 2007.**

Davidson County DEEDWARR
Recvd: 07/20/07 11:05 2 pgs
Fees:13.00 Taxes:249.75
20070720-0086460

G. W. Hire
G. W. Hire

Gary A. Rose
Gary A Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **G. W. Hire and Gary A. Rose** the within named Seller(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 at office, this **July 16, 2007**

Notary Public

