Davidson County DEEDWARR
Recvd: 10/02/07 11:22 2 pgs
Fees:13.00 Taxes:1809.30

20071002-0117244

(1)

McGann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $489,000.00
Affiant
Subscribed and sworn to before me
This 26 day of Sept, 2007
Notary exp:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 15, 2009

Address of new owners:
John & Marci Wayman
4210 Elkins Avenue
Nashville, TN 37209

Send tax bills to:
New Owner

Map & Parcel:
091-16-0-196

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Marabeth J. Quin, Married, and Jon Mark Ivey, Unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Joshua Wayman and Marci Marie Wayman, Husband and Wife** 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 part of Block No. 2 on the Plan of Charlotte Park Company's first addition to Nashville, as or record in Book 57, Page 103, Register's Office for said county, described as follows:

Beginning at the northeast comer of Elkins Avenue and 43rd Avenue. No. Thence with the northerly margin of Elkins Avenue eastwardly 60 feet; thence northwardly 150 feet to the northerly margin of an alley; thence with said alley westwardly 60 feet to the easterly margin of 43rd avenue no,; thence with said avenue southwardly 150 feet to the beginning.

Being the same property conveyed to MARABETH J. QUIN AND JON MARK IVEY by deed from TONI J. ROTHFUSS AND DOROTHY H. ROTONI of record in Instrument No. 20060417-0042934 dated April 13, 2006, in the Register's Office for Davidson County, Tennessee.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Matters shown on the Plan of Record in Plat Book 57, Page 103, said Register's Office.

Subject Property has not been a primary residence for either of the Grantors, The intent for this property was for Investment.

x The property is improved with an address of: **4210 Elkins Avenue Nashville, TN 37209**

OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 26 day of September, 2007.

Marabeth J. Quin

Jon Mark Ivey

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 Marabeth J. Quin and Jon Mark Ivey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 26 day of September, 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010