Davidson County DEEDWARR
Recvd: 02/13/08 10:37 3 pgs
Fees:18.00 Taxes:632.70

20080213-0014463

WARRANTY DEED

G-MFR-08-1213

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Cordell Howell
Affiant

Subscribed and sworn to before me, this 8th DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
MARY FRANCES RUDY
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cordell Howell	US Bank, N.A.	
1213 Dalemere Drive	(NAME) 9321 Olive Blvd.	
(ADDRESS) Nashville, TN 37207	(ADDRESS) St. Louis, MO 63132	41-4-4.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEIRS AT LAW OF ROY B. DURHAM AND HEIRS AT LAW OF MARIE D. WALDON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CORDELL HOWELL, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 72, DALEMERE SUBDIVISION, SECTION 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROY B. DURHAM AND MARIE D. WALDON BY WARRANY DEED FROM JEAN MCLAURINE, RECORDED ON THE 25TH DAY OF AUGUST, 1989 IN BOOK 7922, PAGE 761, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID MARIE D. WALDON, A/K/A FRANCES MARIE WALDON, HAVING PREDECEASED ROY B. DURHAM AND BEQUEATHED HER INTEREST IN THE SUBJECT PROPERTY TO GLENDA W. GRIFFIN, TIMOTHY W. WALDON, AND ALAN T. WALDON, BY LAST WILL AND TESTAMENT (NOT PROBATED, COPY RECORDED SIMULATANEOUSLY HEREWITH AS EXHIBIT A TO AFFIDAVIT OF HEIRSHIP). SAID LAST WILL AND TESTAMENT INCLUDES REAL PROPERTY AS PART OF THE ESTATE AND APPOINTS TIMOTHY W. WALDON, AS EXECUTOR OF THE ESTATE. SAID EXECUTOR HAS THE POWER TO CONVEY SAID PROPERTY PER THE LAST WILL AND TESTAMENT. GLENDA W. GRIFFIN AND ALAN T. WALDON, JOIN IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL INTEREST TO SAID PROPERTY AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED HEREWITH IN INSTRUMENT NO. 20080213 0014462 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ROY B. DURHAM, A/K/A ROY BURTON DURHAM, HAVING SINCE DIED TESTATE. SAID LAST WILL AND TESTAMENT (NOT PROBATED, COPY RECORDED SIMULTANEOUSLY HEREWITH AS EXHIBIT A TO AFFIDAVIT OF HEIRSHIP), INCLUDES REAL PROPERTY AS PART OF THE ESTATE AND APPOINTS SANDRA KNIGHT, AS EXECUTRIX OF THE ESTATE. SAID EXECUTRIX HAS THE POWER TO CONVEY SAID PROPERTY PER LAST WILL AND TESTAMENT AND JOINS WITH THE HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED HEREWITH AS SHOWN IN INSTRUMENT NO. 20080213001446 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1213 Dalemere Drive, Nashville, Tennessee 37207

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of February, 2008.

THE ESTATE OF ROY B. DURHAM

By: Sandra Knight, Estate Executrix
Sandra Knight, as Executrix and heir at law

Glenda W. Griffin
Glenda W. Griffin, heir at law

Timothy W. Waldon
Timothy W. Waldon, heir at law

Alan T Waldon
Alan T. Waldon, heir at law

THE ESTATE OF MARIE D. WALDON

By: Timothy W. Waldon
Timothy W. Waldon, as Executor and heir at law

Glenda W. Griffin
Glenda W. Griffin, heir at law

Alan T Waldon
Alan T. Waldon, heir at law

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra Knight,* the within named bargainor, 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, this the 8th day of February, 2008.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

* Individually and as Executrix of the Estate of Roy B. Durham,

SEE ADDITIONAL NOTARY ACKNOWLEDGEMENTS ATTACHED HEREWITH.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

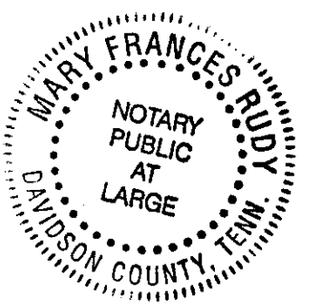
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Timothy W. Waldon, Individually and as Executor of the Estate of Marie D. Waldon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at
Davidson County, Tennessee
on this the 8th day of February, 2008.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-24-10



STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Glenda W. Griffin and Alan T. Waldon, heirs at law for the Estates of Roy B. Durham and Marie D. Waldon, the within named bargainors, 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
Davidson County, Tennessee
On this the 8th day of February, 2008.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-24-10

