21116-4
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/29/08 09:04 2 pgs
Fees:13.00 Taxes:1813.00

20080229-0019960

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$490,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2008.

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Deborah E. Denson	**Bank of America, N.A.**	**Map 104-10, Parcel 091.00**
313 Fairfax Avenue	**P.O. Box 535318**	
Nashville, TN 37212	**Atlanta, GA 30353-5318**	

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,

Ellen Bowden McIntyre and Edward Patrick McIntyre, Jr., husband and wife

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

Deborah E. Denson, 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. 51 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Plat Book 332, page 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ellen Bowden and Edward Patrick McIntyre, Jr., both unmarried as joint tenants with right of survivorship by Deed from Edward D. Raetzloff and wife, Shan K. Raetzloff, of record in Instrument No. 20030425-0055708, Register's Office for Davidson County, Tennessee. The said Ellen Bowden and Edward Patrick McIntyre, Jr. having since married

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Edward patrick McIntyre, Jr., pursuant to a Power of Attorney executed by same on the 26th day of February, 2008, of record in Instrument No. 20080229 - 0019959, Register's Office for Davidson County, Tennessee.

This is Improved (__X__) Unimproved (____) property, known as: **313 Fairfax Avenue, Nashville, TN 37212**

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 my/our hand(s) this **27th** day of **February, 2008.**

Ellen Bowden McIntyre

Edward Patrick McIntyre, Jr.

By: **Ellen Bowden McIntyre** Attn-Fact

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 **Ellen Bowden McIntyre,** the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **February, 2008.**

Jennifer L. Johnson
Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Ellen Bowden McIntyre,** am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Edward Patrick McIntyre, Jr.** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Edward Patrick McIntyre, Jr.** for the purpose therein contained, by signing the name of **Edward Patrick McIntyre** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **February, 2008**.

My Commission expires: 3/7/2011

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Jennifer L. Johnson
Notary Public