WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/29/08 14:43 2 pgs
Fees:13.00 Taxes:1404.15

20080229-0020300

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,500.00.

Affiant

Subscribed and sworn to me on February 28, 2008.

NOTARY PUBLIC

Notary Seal p... could not be ...

Bill Garret... County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23048SP

MY COMMISSION EXPIRES NOV 22 2010

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Franklin J. Drummond 904 Sutton Hill Road Nashville, TN 37204	New Owner	118-10-6

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Bernard F. McEvoy and wife, Mariah B. McEvoy, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Franklin J. Drummond, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 12 and the westerly 50 feet of Lot No. 11 of Block "H", Section 2, Battlefield Estates, of record in Book 843, page 108, in the Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 11 and 12 adjoin and front together 100 feet on the northerly side of Sutton Hill and run back between lines 195 feet, more or less, on the westerly line of part of Lot 12, and 198 feet, more or less, on the easterly line of part of Lot 11, to a dead line in the rear, on which they measure 100 feet.

Being the same property conveyed to Bernard F. McEvoy and wife, Mariah B. McEvoy, by Deed from Dennas Wade Davis and wife, Ruth A. Wooten Davis, of record as Instrument No. 2000616-0060448, re-recorded as Instrument No. 20000719-0071268 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 843, page 108, in the Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers and/or storm drainage of record in Book 3932, page 791, in said Register's Office.

This property is also known as improved property located at 904 Sutton Hill Road, Nashville, TN 37204.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on February 28, 2008.

Bernard F. McEvoy

Mariah B. McEvoy

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 28, 2008, before me personally appeared Bernard F. McEvoy and Mariah B. McEvoy to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on February 28, 2008.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
AT LARGE
My Commission Expires
May 22, 2010
STATE OF TENNESSEE