Davidson County DEEDWARR
Recvd: 04/07/08 11:31 2 pg
Fees:13.00 Taxes:328.93

20080407-0034859

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $88,900.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2008.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 14, 2008

Notary Public
My commission expires:

15-0803-151386

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brian T. Henderson 310 Valeria St Nashville TN 37210	Same	119-01-0-379.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert E. McQuiston, Jr. and wife, Millicent L. McQuiston, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian T. Henderson, hereinafter called the Grantees, their successors 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. 56, on the Plan of Overhill City and W. H. Fox Subdivision of Blocks Nos. 14 thru 16, 20, 21, 29 and 30 Cumberland Nurseries Subdivision, of record in Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary D. McQuiston and husband, Robert E. McQuiston by deed from David Curtis Stansell, II, Devisee Under the Last Will and Testament of Robert Leroy Stansell, dated February 2, 1994, recorded February 7, 1994, of record in Book 9243, Page 174, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert E. McQuiston, Jr. and wife, Millicent L. McQuiston by Quitclaim Deed from Mary D. McQuiston and husband, Robert E. McQuiston, dated September 29, 2004, recorded October 5, 2004, of record in Instrument No. 20041005-0119951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 310 Valeria St, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of March, 2008.

Robert E. McQuiston, Jr.

Millicent L. McQuiston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert E. McQuiston, Jr. and Millicent L. McQuiston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of March, 2008.

State of Tennessee at Large

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission expires:05/03/2010