03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/07/08 12:39 2 pgs
Fees:13.00 Taxes:101.11
20080407-0034959

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $27,325.90

Affiant

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

Notary Public
My commission expires: 2/22/09

03-0802-35250

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth Stephens, Trustee 2749 Murfreesboro Road, #314 Nashville, TN 37217	New Owner	91-14-0-025

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, Scott MacBean, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth Stephens, Trustee for The 5707 Maxon Land Trust, 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 part of the northerly part of Lot "C" on the Map of Westview Heights Subdivision, of record in Book 421, Page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the corner of Lots "C" and "B" on Maxon Street and running with the margin of said Maxon Street and Lot "C" 48 feet to a stake; thence running back in a southerly direction and parallel with the dividing line between Lots "B" and "C" 108.3 feet to a dead line and measuring 48 feet thereon.

Being the same property conveyed to Scott MacBean, by deed from Dorothy Darlene Helton and Randall Lee Wheeler, and Johnny Eugene Wheeler and Carol Ann Oakley, dated 11-9-01, recorded 11-12-01, in Instrument No. 20011112-0123927, 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 5707 Maxon Avenue, Nashville, TN 37209

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 28th day of March, 2008.

Scott MacBean By: _____

Scott MacBean
By: Robert B. Daniels, Atty in 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 Robert B. Daniels, 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 herein contained, and who further acknowledged that he is the attorney in fact for Scott MacBean, and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2008.

2/22/2009
Commission expires

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN