Davidson County DEEDWARR
Recvd: 05/02/08 13:57 2 pgs
Fees:13.00 Taxes:481.00

20080502-0045316

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $130,000.00

Affiant

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and Sworn to me, this 28th day of April, 2008.

Notary Public

My commission expires:
3-21-09

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Jason Tarkington 6210 Henry Ford Drive Nashville, TN 37209	Bank of America, N.A. 9000 Southside Blvd. Jacksonville, FL 32256	MAP & PARCEL 09016008700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paul Douglas Mayfield, individually and as sole heir at law of Thomas H. Mayfield, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Jason Tarkington**, hereinafter called the Grantee(s), 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. 211 on the Plan of Charlotte Park, Section III, as of record in Book 2663, page 70, Register's Office for said County.

Said Lot No. 211 fronts 62.0 feet on the easterly side of Henry Ford Drive, and extends back 136.5 feet on the northerly line and 193.8 feet on the southerly line, to a line in the rear, on which it measures 112.0 feet.

Being the same property conveyed to Thomas H. Mayfield and son, Paul Douglas Mayfield by deed dated 11/2/99 from Thomas H. Mayfield of record in Book 11737, page 73, Register's Office for Davidson County, Tennessee. The said Thomas H. Mayfield having since died 8/14/06 and his interest vested in Paul Douglas Mayfield as his sole heir at law as evidenced by an Affidavit of Heirship of record in Instrument No. 20060905-0109180, Register's Office for Davidson County, Tennessee.

Taxes for the year 2008 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2663, Page 70, said Register's Office.

This is (x) improved ( ) unimproved property known as 6210 Henry Ford Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee

simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 this 28th day of April, 2008.

Paul Douglas Mayfield

Paul Douglas Mayfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Paul Douglas Mayfield** 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 Nashville, Tennessee, this 28th day of April, 2008.

Phyllis Keeran

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEERAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY