This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Malenia Rose Sibley
1245 Riverwood Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
AmTrust Bank
P O Box 790376
St. Louis, MO 63179-0376_

MAP 61-12
GROUP
PARCEL 123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richard P. Alexander, married,** hereinafter called the GRANTOR, bargained and sold, and by these presents, hereby transfer and convey unto **Malenia Rose Sibley, unmarried,** hereinafter called the GRANTEE, her 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. 56 on the Map of Eastdale Place, of record in Plat Book 547, page 29-30, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard P. Alexander, married by deed from Aaron B. Myers dated February 28, 2006 of record in Instrument no. 20060303-0025183, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

Pauline T. Alexander, spouse of Richard P. Alexander, hereby joins in the instrument to convey any rights she may have; especially her marital rights.

This is **improved** property known as **1245 Riverwood Drive, Nashville, Tennessee 37216.**

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, her heirs and assigns , forever, and, covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR further covenant and bind , his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

Davidson County DEEDWARR
Recvd: 05/20/08 12:29 2 pgs
Fees:13.00 Taxes:778.85
20080520-0051718

WITNESS hand this the **16th** day of **May, 2008.**

Richard P. Alexander

Pauline T. Alexander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard P. Alexander and Pauline T. Alexander**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of May, 2008.

NOTARY PUBLIC 7-5-11

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 8-23-2011

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY