THIS INSTRUMENT PREPARED BY: * Return To:

Resource Title Agency

3931-B Gallatin Pike

Nashville, TN 37216

(615) 782-8115 RT 6550

Davidson County DEEDWARR
Recvd: 05/28/08 09:41 2 pgs
Fees:13.00 Taxes:666.00

20080528-0054151

Address New Owner(s)
Laura M. Darling
3806 Oxford Street #B
Nashville, Tennessee 37206

Send Tax Bills To:
Countrywide
P.O. Box 961206 FTWX-22
Ft. Worth, TX 76161

Map & Parcel Nos.:
061-15-0 387.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **23rd day of May, 2008**, by and between **Joy Henley**, unmarried party of the first part, and **Laura M. Darling**, unmarried party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($180,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, and being parts of Lots No. 264 & 265 (erroneously referenced as Lot 264 & Lot 264 in prior deed of record) on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Survey, dated May 10, 1969, revised May 15, 1969, as follows:

Beginning on the westerly margin of Oxford Street, at a point 300 feet north of the northerly margin of Stratford Avenue, said point being 35 feet south of the corner of Lots 264 and 265; thence westerly and parallel with the line between two said lots 207.4 feet to the easterly line of Lot No. 270; thence with the easterly lines of Lots No. 270 and 271 northwardly 66.4 feet to an iron pin; thence eastwardly 78.6 feet to a point which is 109.3 feet southerly from the southerly margin of Newman Avenue, thence northwardly 109.3 feet to a point in the southerly margin of Newman Avenue at its easterly terminus, which said point is 99 feet easterly front the common corner of Lots Nos. 264 and 272; thence eastwardly with the northerly line of Lot No. 264, 119.7 feet to the westerly margin of Oxford Street; thence southwardly along the same margin of Oxford Street, 145.8 feet to the point of beginning

Being the same property conveyed to Brett Stokes and Donna Stokes, both unmarried, by Warranty Deed from Kelly M. Johnson and Stephanie M. Johnson, Husband and Wife, dated October 17, 2003 and recorded October 24, 2003 in Instrument Number 20031024-0157509, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Brett Stokes, unmarried from Brett Stokes, unmarried and Donna Stokes, unmarried by deed dtaed August 24, 2005 of record in Instrument No. 20050907-0107180, said Register's Office;

Being the same property conveyed to Joy Henley, a single woman, by Warranty Deed from Brett Stokes dated May 22, 2007 and recorded June 6, 2007 in Instrument Number 20070606-0067809, Register's Office for Davidson County, Tennessee. Corrected legal Description by Scrivners Affidavit of record in Instrument # 20080516-0050464 **, Register's Office for Davidson County, Tennessee**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Joy Henley

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joy Henley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23 **day of** May, 2008

My commission expires: 6-22-08

Notary Public

Rutherford County
State of Tennessee Notary Public
Karen L. Trusty

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$180,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 23 **day of** May, 2008

Rutherford County
State of Tennessee Notary Public
Karen L. Trusty

PROPERTY ADDRESS:
3805 Oxford Street
Nashville, TN 37216