THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08060499** Davidson County DEEDWARR Recvd: 07/16/08 13:45 2 pgs Fees:13.00 Taxes:1498.50 20080716-0072959	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2008. Notary Public My Commission Expires: 11.22.10

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Mary S. Hartley 2716 W Linden Ave Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-15-0-140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren Queen Staley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary S. Hartley, married**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING THE WESTERLY ONE-HALF OF LOT NO. 13 ON THE MAP OF SUNSET PARK SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 132. SAID WESTERLY ONE-HALF OF LOT NO. 13 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WEST LINDEN, FORMERLY SUNSET AVENUE, AND RUNS BACK 163.8 FEET MORE OR LESS ON THE EASTERLY LINE AND 163.9 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR, MEASURING 50 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO LAUREN QUEEN STALEY BY WARRANTY DEED FROM ROBERT W. SMALLMON AND WIFE, ZANE E. SMALLMON, RECORDED ON THE 7TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051007-0121338, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2716 W Linden Ave Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2008.

Lauren Queen Staley

Lauren Queen Staley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Queen Staley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY