THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 07/28/08 11:00 2 pgs
Fees:13.00 Taxes:406.26
20080728-0076754

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 082-16-0-304.00

The actual consideration or value, whichever is greater, for this transfer is $109,800.00.

Affiant

Subscribed and sworn to before me this the 23rd day of July, 2008.

My Commission Expires: 3-3-2012

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Robert D. Earp and Jennifer M. Earp
(Name)
427 Van Buren Street
(Street Address)
Nashville, TN 37208

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JOHN B. HUSSEY,** hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **ROBERT D. EARP AND JENNIFER M. EARP, husband and wife,** hereinafter "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 74, on the Plan of Williams First Addition to Edgefield, now East Nashville, as shown on plat of record in Plat Book 21, page 45, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John B. Hussey in Instrument 20070302-0025911, recorded 3/2/2007, Register's Office for Davidson County, Tennessee.

BEING **unimproved** property known as: 715 Boscobel Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Estate Taxes for the year 2008 and subsequent years. Tax Parcel No. 082-16-0-304.00.

2. All matters shown on Plat recorded in Book 21, page 45.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its heirs and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, Maria Hussey, being the spouse of John B. Hussey, the Grantor herein, joins in this deed for the sole purpose of conveying any right, title or interest she may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantees or their successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, "Grantor" has caused his name to be affixed hereto on this 18th day of July, 2008.

John B. Hussey

Maria Hussey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **John B. Hussey,** the within named Grantor, 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 in Nashville, Tennessee, this 18th day of July, 2008.

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

My Commission Expires: 11/7/2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Maria Hussey,** the spouse of the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 21st day of July, 2008.

Notary Public

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov 7, 2011

My Commission Expires: 11/7/2011