Davidson County DEEDWARR
Recvd: 07/30/08 09:47 2 pgs
Fees:13.00 Taxes:622.71

20080730-0077803

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$168,300.00** (One Hundred Sixty Eight Thousand Three Hundred).

AFFIANT

Subscribed to and sworn before me this 25th day of July, 2008.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires JUNE 5, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Danny Ward 1110 Saunders Avenue Madison, Tennessee 37115	Countrywide Bank, FSB 4635 Gulfstarr Drive Destin, FL 32541	051-07-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRED SMITH HASTINGS, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DANNY WARD, A MARRIED MAN**, 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. 15, on the Plan of Section IV, Pleasant Acres, as shown on plat of record in Plat Book 2133, page 121, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 15 fronts 165 feet on the westerly side of Saunders Drive and runs back between lines measuring 256.5 feet on the north line and 309.25 feet on the south line to a dead line measuring 131.86 feet thereon.

Said measurements of the south and westerly lines having been corrected on the Plan of record and by surveyors certificate of corrections of record in Book 2441, page 172, said Register's Office.

Being the same property conveyed to Fred Smith Hastings , a single man in Instrument 20070323-0035061, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1110 SAUNDERS AVENUE** **MADISON,TN37115**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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, this 25th day of July, 2008

Fred Smith Hastings

Fred Smith Hastings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of July, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Fred Smith Hastings** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of July, 2008.

Notary Public

Commission Expires: _____

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 5, 2011