Davidson County DEEDWARR
Recvd: 08/14/08 12:53 3 pgs
Fees:18.00 Taxes:166.50
20080814-0083777

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mark Musgrove	New Owner	Map 072-5
705 East Trinity Lane		Parcel 12
Nashville, TN 37207		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205. This instrument prepared from information provided by the Grantor.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Diane D. Haviland and Deborah D. Carter,** (The "Grantora") have bargained and sold, and by these presents do transfer and convey unto **Mark Musgrove,** (The "Grantee"), his successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 2 on the Plan of Section No. 1, Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee

More fully described as follows: Beginning on the northerly margin of Trinity Lane, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northwardly 207 feet to the southerly line of Lot No. 3; thence with the southerly line of Lot No. 3 westwardly 85 feet to the easterly margin of Oakwood Avenue; thence with said avenue southwardly 191 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction a distance of 32.5 feet to the northerly margin of Trinity Lane; thence with said lane eastwardly 63.9 feet to the point of beginning.

Being the said property conveyed by Warranty Deed from John Van Dobson, a widower to Oliver H. Dale as recorded on the 2nd of September, 1986 in Deed Book 6966, page 371; Installment Deed from Oliver H. Dale and wife, Claudine M. Dale to Otis Newsom and wife, Martha Newsom, as recorded on the 16th day of December, 1991 in Deed Book 8509, page 228 and Substitute Trustee's Deed from Lucien Dale, as Substitute Trustee to Diane D. Haviland and Deborah D. Carter as recorded on the 13th day of April, 1994 in Deed book 9311, page 590, in the Register's Office of Davidson County, Tennessee.

1. Taxes for the year 2008 and subsequent years, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, JOYWOOD HEIGHTS, as recorded in Plat Book 1130, page(s) 91.
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1373, Page 98.
4. Easement for State of Tennessee, recorded in Book 4254, Page 355.
5. Easement for Sewer and Drainage to Metropolitan Government, recorded in Book 4124, Page 593.

This is unimproved property commonly known as 705 East Trinity Lane, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 12th **day of August, 2008.**

Notary Public

My Commission Expires:

JOSEPH V. FERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12TH day of AUGUST, 2008.

DIANE D. HAVILAND

DEBORAH D. CARTER

STATE OF Georgia)
COUNTY OF DeKalb)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Diane D. Haviland with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Atlanta, GA this 8th day of August, 2008.

KAREN DIANE EVANS
NOTARY PUBLIC
GEORGIA
DeKALB COUNTY

Notary Public

My Commission Expires: Notary Public, DeKalb County, Georgia
My Commission Expires August 1, 2010

STATE OF SOUTH DAKOTA,

COUNTY OF UNION)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deborah D. Carter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at DAKOTA DUNES, SOUTH DAKOTA, this 6TH day of AUGUST, 2008.

Notary Public

James J. LaFleur
NOTARY PUBLIC
SOUTH DAKOTA

My Commission Expires: 9/24/08