This Instrument prepared by
and after recording return to:
Abigale L. Pierce, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/02/08 08:51 4 pgs
Fees:23.00 Taxes:530.95
20080902-0089233

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Omar R. Malone, and **Claudine H. Malone** **109 Carriage Drive** **Nashville, TN 37221**	**Same**	**142-2-18**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Ruth O. Harbison, Connie Pearl Fuqua, David Allen O'Guin and Joe Edward O'Guin** (hereinafter collectively called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantors, from **Omar R. Malone and wife, Claudine H. Malone** (hereinafter collectively called the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) No. 34, as shown on the map entitled the Plan of Timbers Subdivision, Section II, of record in Plat Book 3700, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to REED E. ROBERTS AND WIFE, MYRTLE O. ROBERTS, by deed from LEO ECKHARDT REALTY COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 4435, page 864, dated July 31, 1970, said Register's Office. Reed E. Roberts having predeceased Myrtle O. Roberts a/k/a Myrtle Mae Roberts and the said Myrtle O. Roberts a/k/a Myrtle Mae Roberts having since died. The Will of Myrtle Mae Roberts a/ka/ Myrtle O. Roberts of record in Volume No. 08P678, Davidson County Probate Court Clerk's Office devised subject property to RUTH O. HARBISON, CONNIE PEARL FUQUA, DAVID ALLEN O'GUIN AND JOE EDWARD O'GUIN,

This is improved property commonly known as: **109 Carriage Drive, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever provided however, this conveyance is expressly subject to the following: (i) Davidson County taxes for 2008,

a lien, but not yet due and payable and (ii) Matters shown on the Plan of Record in Plat Book 3700, Page 92, said Register's Office.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 19th day of August, 2008.

Ruth O. Harbison

Ruth O. Harbison

Ruth O. Harbison, attorney in fact

Connie Pearl Fuqua
By: Ruth O. Harbison, Attorney in Fact

Ruth O. Harbison, attorney in fact

David Allen O'Guin
By: Ruth O. Harbison, Attorney in Fact

Ruth O. Harbison, attorney in fact

Joe Edward O'Guin
By: Ruth O. Harbison, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Ruth O. Harbison**, the within named bargainors, 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, at office, this 19th day of August, 2008.

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Abigale L. Pierce

Notary Public
My commission expires: 9-25-2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 19th day of August, 2008, before me personally appeared **Ruth O. Harbison** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Connie Pearl Fuqua** acknowledged that such person executed the same as the free act and deed of Connie Pearl Fuqua.

Abigale L. Pierce
Notary Public
My commission expires: 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 19th day of August, 2008, before me personally appeared **Ruth O. Harbison** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **David Allen O'Guin** acknowledged that such person executed the same as the free act and deed of David Allen O'Guin.

Abigale L. Pierce
Notary Public
My commission expires: 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 19th day of August, 2008, before me personally appeared **Ruth O. Harbison** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Joe Edward O'Guin** acknowledged that such person executed the same as the free act and deed of Joe Edward O'Guin.

Abigale L. Pierce
Notary Public
My commission expires: 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $143,500.00.

Affiant

Sworn to and subscribed before me this
19th day of August, 2008.

Notary Public
My Commission Expires: 9-25-2010

ABIGALE L. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010