Davidson County DEEDWARR
Recvd: 11/19/08 14:49 2 pgs
Fees:13.00 Taxes:402.19
20081119-0114080

Box 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 201

STATE OF TENNESSEE 16726
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,700.00

Jesse Jarnes
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 2008.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/22/2010

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
Address New Owner(s) as Follows: Brenda B. Marlar	Send Tax Bills To: NEW OWNER	Map-Parcel Numbers
(Name) 121 Vandiver Drive	(Name) (Street	04312004700
(Street Address or Route Number) Madison, TN 37115	(Street Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

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, Judith A. Jarnes, a married woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda B. Marlar HEREINAFTER CALLED THE GRANTEES, 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. 24 of Block "A" in an unrecorded portion of the Revised plan of Myatt-Eagan Subdivision of Lots 8 and west part of Lot No. 9 of Anderson Estates, said revised plan being of record in Book 1424, page 107 and the Plan of Anderson Estates being of record in B ook 1130, page 37, described as follows:

Beginning at the northeast corner of Lot 18, Block "A", revised plan of Myatt-Eagan Subdivision of Lots 8 and west part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee, running eastwardly with the dividing line between Lots 23 and 24, whicfh lots are not shown on the recorded plan but appear on the original survey made by Harvey Gee, Surveyor, August 22, 1947, 100.9 feet to the westerly margin of Vandiver Drive; thence southerly along the westerly margin of Vandiver Drive, 60 feet to the corner of Lot 25 of said survey; thence westerly with the dividing line between Lots 24 and 25, 115.2 feet to a point in the rear lot line of Lot 17, Block "A" of the recorded part of said plan; thence northerly along a part of the rear lot line of Lot 17 and the rear lot line of Lot 18, Block "A" of said recorded plan, 61.7 feet to the point of beginning.

BEING the same property conveyed to Judith A. Jarnes by Warranty Deed from Stewart Building Group, LLC, dated July 7, 2006, and recorded in Instrument No. 20060710-0082429, said Register's Office.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN USED AS A RESIDENCE BY THE GRANTOR.

This is improved property known as 121 Vandiver Drive, Madison, TN 37115.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 his/her/their hand(s) this 14th day of November, 2008.

Seller Judith A Jarnes by Jesse Leon Jarnes Attorney in fact

Judith A. Jarnes
by: Jesse Leon Jarnes, 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, Jesse Leon Jarnes, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Judith A. Jarnes, and acknowledged that he executed the same as the free act and deed of the said Judith A. Jarnes, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said Judith A. Jarnes, and appearing of record in Instrument No. 20081119-0114079 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this the 14th day of November, 2008.

Ollie Mai Parsley

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010