Davidson County DEEDWARR
Recvd: 12/05/08 12:54 2 pgs
Fees:13.00 Taxes:358.90
20081205-0117983

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James R. Mayes
715 Dover Road
Nashville, TN 37211

MORTGAGEE
First Freedom Bank
12888 Lebanon Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS
New Owner

MAP-PARCEL:
119-12-0-103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Mary R. Tresch, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James R. Mayes, married,** 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:

Being Lot No. 78 on the Plan of Battlewood, Section One, as of record in Book 1835, page 31, Register's Office for said County.

Said Lot No. 78 fronts 90 feet on the south side of Dover Road and runs back between lines, 197.5 feet on the easterly line and 191.3 feet on the westerly line to a dead line in the rear, measuring 130 feet thereon.

Being the same property conveyed to John W. Tresch and wife, Mary R. Tresch by deed from A. D. Hewlett and wife, Frances H. Hewlett of record in Book 2042, page 257, Register's Office for Davidson County, Tennessee. John W. Tresch is now deceased leaving Mary R. Tresch as the surviving tenant by the entirety.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a sewer easement of record in Book 4373, page 183; restrictive covenants, easements, covenants and conditions, if any, and all matters and notes as shown on the plan of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **715 Dover Road Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 21st day of November, 2008.

Mary R. Tresch
Shirley Tresch Griffin atty in fact
Mary R. Tresch
By: Shirley Tresch Griffin, Attorney-in-Fact

Mary R. Tresch
Donna Tresch Garrett atty in fact
Mary R. Tresch
By: Donna Tresch Garrett, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shirley Tresch Griffin and Donna Tresch Garrett, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained in behalf of Mary R. Tresch and who acknowledged that they executed the same as the free act and deed of Mary R. Tresch.

Witness my hand and official seal this 21st day of November, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$97,000.00.**

AFFIANT

Subscribed and sworn to before me this 21st day of November, 2008.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12