Davidson County DEEDWARR
Recvd: 12/19/08 08:25 2 pgs
Fees:13.00 Taxes:473.60

20081219-0121335

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite C-104
Franklin, TN 37067

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

Heather A Combs
Affiant

Subscribed and sworn to before me, this 8th day of December, 2008.

Notary Public
My commission expires:

02-0812-46324

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel R. Green 1118 Eastdale Avenue Nashville TN 37216	Same	61-11-0-195.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vera M. Ralls, widowed, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Daniel R. Green, a married man hereinafter called the Grantees, their successors 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. 127, on the Plan of The Map of Eastdale Place, a Subdivision of Part of Lot No. 4 in the Division of the William Williams Land, of record in Book 547, Pages 29 and 30, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George D. Ralls and wife, Vera M. Ralls by deed from Pearl M. Morehead, a widow, dated May 2, 1940, recorded May 8, 1940, of record in Book 1139, Page 101, Register's Office for Davidson County, Tennessee. The said George D. Ralls having since died.

This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20081208-0118539, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1118 Eastdale Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of December, 2008.

Vera M Ralls by June R. Denny

Vera M. Ralls, by June Ralls Denny,
Her Attorney in Fact ATTORNEY IN FACT

STATE OF Tennessee

COUNTY OF Williamson

On this 8th day of December, 20 08, before me personally appeared June Ralls Denny, to me known (or proven to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vera M. Ralls, and who acknowledged that he executed the same as the free act and deed of said Vera M. Ralls.

WITNESS my hand, at office, this 8th day of December, 20 08.

Notary Public
My commission expires: 1/23/10

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON