WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/09 08:45 4 pgs
Fees:23.00 Taxes:266.40
20090107-0001467

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$72,000.00.**

M. Lucille Bush
Affiant

Subscribed and sworn to before me, this the 31st day of December, 2008.

Jennifer L. Johnson
Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
M. Lucille Bush **Loyd A. Pierce**	**New Owner**	**Map 119-10, Parcel 090.00**
2826 Hartford Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Linda H. Mangrum, married, Janice H. McDavitt, married and Dolores H. Newcomb, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M. Lucille Bush and Loyd A. Pierce, as tenants in common

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. 71 on the Plan of Hidden Acres, of record in Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Craig M. Hughes and wife, Ruth B. Hughes, by Deed from Otis Clelland, unmarried, of record in Book 3136, Page 187, Register's Office for Davidson County, Tennessee. The said Craig M. Hughes died. The property was further conveyed to Linda H. Mangrum, Janice H. McDavitt and Delores H. Newcomb with a Life Estate reserved in Ruth B. Hughes by Quitclaim Deed from Ruth B. Hughes, of record in Instrument No. 20030729-0106904, Register's Office for Davidson County, Tennessee. The said Ruth B. Hughes having since died December 10, 2008.

This conveyance is subject to restrictive covenants of record in Book 1394, Page 218, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The property conveyed herein was not the place of residence of the Grantors or their spouses.

This is improved (__X__) Unimproved (____) property, known as **2823 Hartford Drive, Nashville, TN 37210**

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 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 my/our hand(s) this **31st** day of **December, 2008.**

Linda H Mangrum

Linda H. Mangrum

STATE OF TEXAS)
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, **Linda H. Mangrum,** the within named seller, 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 and official seal at San Antonio, Texas, this **31st** day of **December, 2008.**

Notary Public

My Commission Expires: 7-16-2010

JACQUELINE A CAMERON
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-16-2010

Witness my/our hand(s) this **31st** day of **December, 2008.**

Dolores H. Newcomb

~~Dolores~~ **H. Newcomb**
Dolores
Dn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Dolores Dn
Personally appeared before me, a Notary Public of said County and State, ~~Dolores~~ **Dolores H. Newcomb,** the within named seller, 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 and official seal at Nashville, Tennessee, this **31st** day of **December, 2008.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my/our hand(s) this 31st day of December, 2008.

Janice H. McDavitt

Janice H. McDavitt

STATE OF TEXAS)
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, **Janice H. McDavitt,** the within named seller, 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 and official seal at Crossville, Texas, this 31st day of December, 2008.

Notary Public

DEBRA HOWE
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
03-20-2012

My Commission Expires: 03-20-2012