Davidson County DEEDWARR
Recvd: 01/12/09 13:46 3 pgs
Fees:18.00 Taxes:797.35
20090112-0002856

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Paul Boulifard 1222 Eastdale Avenue Nashville, TN 37216	061-12-0-015.00	Same
This instrument prepared by: Woods and Woods, PC 707 18th Avenue South, Suite 9, P.O. Box 128498, Nashville, TN 37212		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JANIS PARKER and MARY MEIKRANTZ (collectively, the "Grantor"), two [redacted] married individuals, have bargained and sold, and by these presents transfers and conveys to PAUL JOHN BOULIFARD (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 1222 Eastdale Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,500.00

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2009

ALLEN WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission expires: 9/22/12

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds herself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of January, 2009.

JANIS PARKER

MARY MEIKRANTZ

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Janis Parker and Mary Meikrantz, 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 foregoing instrument for the purposes therein contained.

Witness my hand seal at office this 9th day of January, 2009.

ALLEN WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9/2/12

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) No. 1 of Block "H", as shown on the map entitled the Plan of Jackson Park, Section 2, of record in Plat Book 843, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning on the southeasterly margin of Eastdale Avenue, at the corner of Lot Nos. 1 and 2; thence with said Avenue, southwestwardly 188 feet, more or less, to the beginning of a curve; thence around said curve, to the northerly margin of Kenwood Drive; thence with the northerly margin of said Drive, eastwardly 261 feet 6 inches to the corner of Lot Nos. 1 and 3; thence with the line between said lots, northwardly 185 feet, 3 inches more or less, to the corner of Lot Nos. 1, 2 and 3; thence with the line between Lot Nos. 1 and 2, northwestwardly 175 to the southeasterly margin of Eastdale Avenue, the point of beginning.

Being the same property conveyed to WALTER C. MYERS AND WIFE, MARTHA D. MYERS, by deed from HILTON PUGH, AN UNMARRIED MAN, of record in Book 3679, page 359, dated January 28, 1964, said Register's Office. The said Martha D. Myers having predeceased Walter C. Myers. The said Walter C. Myers having since died. The Will of Walter C. Myers of record in Volume No. 07P-1098, Davidson County Probate Court Clerk's Office devised subject property to Janis Parker and Mary Meikrantz.