WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Margie Maxwell
Affiant

Subscribed and sworn to before me this 12th DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-CL-08-1506

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margie O. Maxwell	SAME	
1506 16th Avenue North (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	81-15-285.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we VINCENT GOULD AND WIFE, SHANNON GOULD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARGIE O. MAXWELL, **hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 29 FEET 3 INCHES OF LOT 311, D. T. MCGAVOCK AND OTHERS ADDITION, AS OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT FRONTS 29 FEET 3 INCHES ON THE EASTERLY SIDE OF 16TH AVENUE NORTH, FORMERLY ODD STREET, AND RUNS BACK 95.75 FEET ON THE NORTHERLY LINE AND 104 FEET ON THE SOUTHERLY LINE, TO AN ALLEY IN THE REAR, MEASURING 29 FEET 3 INCHES, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED BY DECREE FOR REDEMPTION AS RECORDED ON THE 27TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080327-0030785; FINAL DECREE CONFIRMING SALE AS RECORDED ON THE 14TH DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070314-0030927 AND SPECIAL WARRANTY DEED FROM BANK OF NEW YORK, AS TRUSTEE TO VINCENT GOULD AND WIFE, SHANNON GOULD AS RECORDED ON THE 2ND DAY OF JULY, 2004 IN INSTRUMENT NO. 20040702-0079303, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 41; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

****a single person**

unimproved ( )
This is improved (X) property, known as 1506 16th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 12th day of January, 2009.

Vincent Gould

Shannon Gould

Davidson County DEEDWARR
Recvd: 01/14/09 15:48 2 pgs
Fees:13.00 Taxes:251.60
20090114-0003760

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent Gould and Shannon Gould, the within named bargainor, 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.

Witness my hand and official seal, this the 12th day of January, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Ridge Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903