# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/09 09:14 2 pgs
Fees:13.00 Taxes:296.00

20090116-0004141

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. **$80,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of January, 2009.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| 604 Malta Drive Trust | Same | 059-16-0-003.00 |
| P.O. Box 791 | | |
| Joelton, TN 37081 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maxie Dee Mooreland Ellis**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 604 Malta Lane Trust, TN Homebuyers, Inc., as Trustee**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 19 on the plan of Haynes Subdivision, Section 11, of record in Book 2331, pages 58 & 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 19 fronts 135.2 feet on the northerly side of Malta Drive and runs back 275.6 feet on the west line and 229.6 feet on the east line to a dead line, which is a broken line, measuring 148.3 feet thereon.**

**Being the same property conveyed to Alda O. Mooreland, a widow by deed from T.B. Boyd, Sr. and wife, Williemae Boyd of record in Book 3532, page 427, register's Office for Davidson County, Tennessee. The said Alda O. Mooreland having since died leaving as her sole heirs at law, Velsper L. Mooreland and Maxie Dee Mooreland Ellis. Said property further conveyed to Maxie Dee Mooreland Ellis*, by deed from Velsper L. Mooreland and wife, Peggy B. Mooreland, on August 7, 1978, of record in Book 5321, page 733, Register's Office for Davidson County, Tennessee.**

***Maxie Dee Mooreland Ellis and Mexie Dee Ellis are one and the same person.***

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 2331, page 58 & 59, Register's Office Davidson County, Tennessee.

This is improved property known as: **604 Malta Drive, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 14th, 2009.

Maxie D. M. Ellis
By Guanda Ellis, Sr., as attorney-in-fact

**Maxie D. M. Ellis**
**By Guanda Ellis, Sr. as attorney-in-fact**

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Guanda Ellis, Sr. with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Maxie Dee Ellis the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Maxie Dee Ellis the bargainor(s), by the said Guanda Ellis, Sr. as Attorney-in-Fact.

WITNESS my hand and seal, this 14th day of January, 2009.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY