WARRANTY DEED

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 50,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF January 2009

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. E. Malone **and** (NAME)	**SAME AS NEW OWNERS** (NAME)	MAP AND PARCEL
Brenda Stewart ~~Stewart~~		04313011300
~~426 Old Hickory Blvd.~~ (ADDRESS)	(ADDRESS)	
2461 Fairbrook Drive		
~~Madison, TN 37115~~ (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	
Nashville, TN 37214		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Margie Covington and Clara Ruth Grandbois

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. E. Malone and Brenda Stewart, **a one-half interest each 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly 37 1/2 feet of Lot No. 7, Block D on the Map of Forest Park Subdivision, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 37 1/2 feet on the southerly side of Old Hickory Boulevard and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed by Warranty Deed on January 10, 2003 to Margie Covington and Clara Ruth Grandbois, a one-half interest each as tenants in common from Richard H. Dickens and wife, Pamela H. Dickens of record in Instrument No. 20030114-0005888, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, ALSO SUBJECT TO the Plan of Forest Park Subdivision of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee which shows an owner's certificate, certain notes, easements, setback lines, etc., if any as may be set forth thereon. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and/or assigns forever of record in Book 4122, Page 391

unimproved ( )
This is improved (X) property, known as 426 Old Hickory Blvd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*** a/k/a 426 E. Old Hickory Blvd., Madison, TN 37115 (for mailing purposes)**

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 and assigns forever; and we do covenant with 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 our hand s this 27th day of January 2009

Margie Covington

Clara Ruth Grandbois **a/k/a Clara R. Grandbois**

Davidson County DEEDWARR
Recvd: 01/28/09 12:02 2 pgs
Fees:13.00 Taxes:186.85

20090128-0007395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margie Covington and Clara Ruth Grandbois **a/k/a Clara R. Grandbois**

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of January, 2009.

Commission expires March 20, 2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public