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20090310-0021713

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

MAUREEN CONWAY

5025 Hillsboro Pike, Apt 23-Z
Nashville, TN 37215

MORTGAGEE:

SEND TAX BILL:
Regions Bank d/b/a
Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP AND PARCEL:
MAP 131-1-D
PARCEL 220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PEGGY ELISABETH CHANDLER, unmarried, as to her undivided interest, and PEGGY ELISABETH CHANDLER and JACK EUGENE CASEY and EVANS STANARD CHANDLER, as heirs at law of MARTHA G. CASEY, deceased**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MAUREEN CONWAY**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 220 as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .310% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in the Master Deed of record in Book 5211, page 325, and as amended in Book 6079, page 516, said Register's Office. Said Unit is also known as No. 23Z.

Being the same property conveyed to PEGGY ELISABETH CHANDLER AND MARTHA G. CASEY, by deed from MARK MICCIOLI, THOMAS K. BAKER AND MICHAEL D. PEARIGEN, of record in Book 10090, page 815, said Register's Office.

Martha G. Casey (a/k/a Martha Grizzard Casey) died testate on January 9, 2005. The Last Will and Testament of Martha Grizzard Casey, probated in Wilson County, Tennessee, No. 05P027, failed to properly devise property at 5025 Hillsboro Road, Unit 23Z, Nashville, Tennessee, 37215.

Therefore the interest of Martha G. Casey in said property passed intestate to Jack Eugene Casey, husband (1/3 interest), Peggy Elisabeth Chandler, daughter (1/3 interest) and Evans Stanard Chandler, son (1/3 interest), being the sole heirs at law and next of kin of Martha G. Casey as set forth in the Petition to Probate Will, Chancery Court for Wilson County, Tennessee, Probate Division, Case No. 05P027.

This is not now, nor has it ever been, the residence of Jack Eugene Casey or Evans Stanard Chandler.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 5025 Hillsboro Pike, Apt 23-Z, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Peggy Elisabeth Chandler and Jack Eugene Casey, Co-Trustees of the Jack Eugene Casey Trust established under The Last Will and Testament of Martha Grizzard Casey, join in the execution of this instrument for the purpose of conveying any interest that the Jack Eugene Casey Trust may have in the subject property.

Witness its hand this 26th day of February, 2009.

JEANINE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

Peggy Elisabeth Chandler

PEGGY ELISABETH CHANDLER, INDIVIDUALLY AND AS CO-TRUSTEE OF THE JACK EUGENE CASEY TRUST

Jack Eugene Casey

JACK EUGENE CASEY, INDIVIDUALLY AND AS CO-TRUSTEE OF THE JACK EUGENE CASEY TRUST

Evans Stanard Chandler

EVANS STANARD CHANDLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared PEGGY ELISABETH CHANDLER, individually and as Co-Trustee of the Jack Eugene Casey Trust, JACK Eugene CASEY, individually and as Co-Trustee of the Jack Eugene Casey Trust, and EVANS STANARD CHANDLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 26th day of February, 2009.

Notary Public

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $122,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of February, 2009.

NOTARY PUBLIC

My Commission Expires: 3-21-09

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY