BILL GARRETT, Davidson County
Trans:T20090023792 DEEDWARR
Recvd: 04/09/09 13:31 3 pgs
Fees:18.00 Taxes:3137.60
20090409-0032492

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $848,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of April, 2009.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 2, 2011

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Louise Merritt 4008 Wayland Drive Nashville, TN 37215	SAME	130-11-0-069.00 7DA 50810

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM FITZGIBBON AND WIFE, VICTORIA SALLEY FITZGIBBON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **LOUISE MERRITT**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, Block "F" on the Plan of Tyne Meade, Section III, of record in Book 1424, pages 12, 13 & 14, Register's Office for said County.

Said Lot No. 1 Block "F" fronts 200.5 feet on the northerly margin of Wayland Drive and extends back 237.3 feet on the westerly line and 255.6 feet on the easterly line to a dead line in the rear, measuring 135 feet thereon.

Being the same property conveyed to William Fitzgibbon and Victoria Salley, as joint tenants with right of survivorship, by deed dated June 15, 1999, from Douglas C. McLaughlin and wife, Mary B. McLaughlin, of record at Book 5530, page 688, Register's Office for Davidson County, Tennessee; the said parties having since married.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, pages 12, 13 & 14, Register's Office for said County.

3. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 4200, page 86, Register's Office for said County.

This is improved property known as: **4008 Wayland Drive Nashville, TN 37215**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 8th day of April, 2009.

William Fitzgibbon

Victoria Salley Fitzgibbon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Fitzgibbon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2009.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

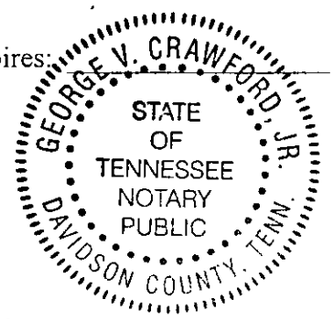
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Victoria Salley Fitzgibbon, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2009.

Notary Public

My Commission Expires:



My Commission Expires MAY 2, 2011