Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elaine D Healy	ACCESS NATIONAL	083-07-0-312.00
2402 Eastland Avenue	1800 ROBERT FULTON DR.	
Nashville, TN 37206	Reston VA 20191	

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $152,200.00

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2009.

Notary Public

My Commission Expires: 1-9-12
(Affix Seal)

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

BILL GARRETT, Davidson County
Trans:T20090025133 DEEDWARR
Recvd: 04/16/09 11:19 2 pgs
Fees:13.00 Taxes:563.14
20090416-0034559

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Sheila Dawn Henderson, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Elaine D Healy ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being Lot No. 15 on the Plan of EASTLAND ACRES, SECTION I, of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 98 feet on the south side of Eastland Avenue and runs back between lines, 123.1 feet on the west line and 170 feet on the east line, to a dead line in the rear, which is a broken line, measuring 117.1 feet, thereon.

Being the same property conveyed to Sheila Dawn Henderson, by Quit Claim Deed from Sheila Dawn Henderson, as Executrix of the Estate of Margaret Louise Henderson, dated February 28, 2007, of record in Instrument No. 20070302-0026091, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

THIS PROPERTY HAS NEVER BEEN THE PRIMARY RESIDENCE OF THE GRANTOR.

This is improved property located at: **2402 Eastland Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **March, 2009.**

GRANTOR(S)

Sheila Dawn Henderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sheila Dawn Henderson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **26th** day of **March, 2009.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013