BILL GARRETT, Davidson County
Trans: T20090030192 DEEDWARR
Recvd: 05/06/09 15:22 2 pgs
Fees: 13.00 Taxes: 795.50
20090506-0041821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$215,000.00** (Two Hundred Fifteen Thousand).

Susan E Simpson
AFFIANT

Subscribed to and sworn before me this 1st day of May, 2009.

Theresa J. Wiggington
NOTARY PUBLIC MY COMMISSION EXPIRES: 8-13-10

THERESA J. WIGGINGTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY NOTARY SEAL

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joshua F. McWaters 3818 West End Avenue, 110 Nashville, TN 37205	SAME AS NEW OWNER	104-9-K/110CO

WARRANTY DEED

FOR AND IN 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, I/WE, **ELVIE THOMAS OLIVER AND WIFE MATTIE DORIS OLIVER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSHUA F. MCWATERS,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit No. 110, on the plan of The Montclair, according to the Master Deed of record in Book 7332, page 380 as amended in Book 7902, page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471, in the Register's Office of Davidson County, Tennessee, and more particularly described in Exhibit "B" of Master Deed of record in Book 7332, page 380 as amended in Book 7902, page 113, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Elvie Thomas Oliver in Instrument 20060912-0112938, Register's Office for Davidson County, Tennessee.

Mattie Doris Oliver, spouse of Elvie Thomas Oliver, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage

Loy Carney executes this instrument as Attorney-in-Fact on behalf of Elvie Thomas Oliver, pursuant to the Power of Attorney recorded in Instrument No. 20090506-0041820, Register's Office for Davidson County.

Loy Carney executes this instrument as Attorney-in-Fact on behalf of Mattie Doris Oliver, pursuant to the Power of Attorney recorded in Instrument No. 20090506-0041819, Register's Office for Davidson County.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **3818 WEST END AVENUE, 110** **NASHVILLE, TN37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2005

WITNESS, this 1st day of May, 2009

Elvie Thomas Oliver

BY: Elvie Thomas Oliver By Loy Carney, A.I.F.
Loy Carney, Attorney-In-Fact

Mattie Doris Oliver

BY: Mattie Doris Oliver By Loy Carney, A.I.F.
Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of May, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Loy Carney**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Elvie Thomas Oliver and Mattie Doris Oliver**,and acknowledged that he executed that same as the free act and deed of the said **Elvie Thomas Oliver and Mattie Doris Oliver**.

WITNESS my hand and official seal this the 1st day of May, 2009.

Margaret Sherbert
Notary Public

Commission Expires: 4/5/11

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

LTSR Number:

GTE File: 2009