FOR RECORDING PURPOSES

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $55,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 6/2/09

NOTARY PUBLIC

COMMISSION EXP My Commission Expires March 10, 2012

BRAM C. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Stuart Jones

22 Century Blvd., Suite 200

Nashville TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Nancy Sanders [a ½ interest]	Same	82-8-47
827 Holly Grove Road		
Lascassas TN		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wallace C. Evans, an unmarried man
HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Nancy Sanders as to a one half [1/2] undivided interest
HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Nashville, Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 50 on the Plan of Bransford Realty Company's Subdivision of the McWhirter Tract and the Love-McFerrin Tract, as of record in Book 421, page 52, Register's Officefor Davidson County Tennessee

Said Lot No. 50 fronts 40 feet on the easterly side of Neill Avenue and extends back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Wallace C. Evans and wife, Irma E. Evans by deed of record in Book 5321, page 192, Register's Office for Davidson County, Tennessee. The said Irma E. Evans has since died.

BILL GARRETT, Davidson County
Trans: T20090036387 DEEDWARR
Recvd: 06/02/09 14:33 2 pgs
Fees: 13.00 Taxes: 203.50
20090602-0050790

THIS IS (X) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS: 709 Neill Avenue, Nashville TN

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. 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.

WITNESS, this date: 6-2-09

Wallace C. Evans

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 Wallace Evans, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of June, 20 09.

Notary Public

My Commission Expires:

My Commission Expires
March 10, 2012

BRAM C. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY