BILL GARRETT, Davidson County
Trans:T20090040308 DEEDWARR
Recvd: 06/17/09 10:43 2 pgs
Fees:13.00 Taxes:351.50
20090617-0056278

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2009.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED IN LIEU OF FORECLOSURE

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Harry A. Dillon, Trustee of the Dillon Living Trust	New Owner	**Map 49, Parcel 62**
5217 Meadow Lake Road		
Brentwood, Tennessee 37027		

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 ACKNOWLEDGE, WE,

Margaret Webb, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harry A. Dillon, Trustee of the Dillon Living Trust, dated July 13, 1998

HEREINAFTER CALLED THE GRANTEES, 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, being a House and Lot in the 13th Civil District of Davidson County, Tennessee, and described by a survey made by John Kohl, dated December 14, 1972, as follows:

Beginning at a point in the westerly margin of Buena Vista Pike thence S 12 deg. 30' E, 100 feet to a point; thence Westerly 421.7 feet to a point; thence N 7 Deg. 30' W, 100 feet to a point; thence Easterly 413.0 feet to the point of beginning.

Being the same property conveyed to Margaret Webb by deed from Peggy D. Mathes as Administrator of the Estate of Mador W. Haynis, dated May 22, 2007, as Instrument No. 20070523-0061509, Register's Office, Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

I understand that by signing this deed in lieu of foreclosure , I waive all right of redemption under Tennessee Code Annotated Sec. 66-8-101.

This is property known as 5255 Buena Vista Pike, Nashville, Tennessee, 37218.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 15th day of June, 2009.

Margaret Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Margaret Webb, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2009.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **09612-CD**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027