BILL GARRETT, Davidson County
Trans:T20090042654 DEEDWARR
Recvd: 06/25/09 15:16 2 pgs
Fees:13.00 Taxes:320.05
20090625-0059301

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2009060025

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$86,500.00**

Sworn to and subscribed before me this 23rd day of June, 2009.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

My Commission Expires: 7-2470

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Brady W. Davis, Jr. 434 Deer Lake Drive Nashville, TN 37221	WR Starkey Mortgage LLP 5055 W. Park Blvd., Suite 300 Plano, TX 75093	142030A43400CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ruth W. Eubank, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brady W. Davis, Jr. and wife, Peggy Davis**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 434 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community in Plat Book 5050, Page 28 and 29, and as amended in Book 5050, pages 62 and 63, and Book 5343, Page 413, and Book 5589, page 946, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5097, pages 529 through 539, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to PATSY E. POTTER, RESERVING UNTO GILBERT EDWARD EUBANK AND WIFE, RUTH W. EUBANK, EACH A LIFE ESTATE, by deed from ETHEL P. METCALFE, of record in Book 9849, page 943, dated November 2, 1995, said Register's Office for Davidson County, Tennessee. The said Gilbert Edward Eubank having since died on December 24, 1999.

Patsy E. Potter having conveyed her interest to Ruth E. Eubank, by Quitclaim Deed of record in Instrument No. 20090618-0056835, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the Plat of Deer Lake Retirement Community in Plat Book 5050, Page 28 and 29, and as amended in Book 5050, pages 62 and 63, and Book 5343, Page 413, and Book 5589, page 946, Register's Office for Davidson County, Tennessee, and Master Deed of record in Book 5097, pages 529 through 539, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is improved property known as **434 Deer Lake Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 23rd day of June, 2009.

Ruth W. Eubank
Ruth W. Eubank

BY: Kathy J. Byers, Atty-in-fact
Kathy J. Byers, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2009, before me personally appeared **Kathy J. Byers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ruth W. Eubank**, and acknowledged that she executed the same as the free act and deed of **Ruth W. Eubank.**

Witness my hand, at office, on this 23rd day of June, 2009.

Notary Public

My Commission Expires: 3-7-2011

