BILL GARRETT, Davidson County
Trans:T20090044633 DEEDWARR
Recvd: 07/02/09 14:09 3 pgs
Fees:18.00 Taxes:201.65
20090702-0061935

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2009050027

STATE OF TENNESSEE
COUNTY OF TENNESSEE

The actual consideration or value, whichever is greater, is **$54,500.00**

Sworn to and subscribed before me this 1st day of July, 2009.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Iva J. McHaney 1907 10th Avenue, North Nashville, TN 37208	Platinum Mortgage, Inc. P. O. Box 6206 Huntsville, AL 35813	08107047500

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, **Marquiz Price, sole surviving heir of Stanley Joyce McKay**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Iva J. McHaney, an unmarried woman** , hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Subdivision of Lot No. 2 of the Woodard Property, as of record in Plan Book No. 2, page 104, Chancery Court at Nashville.

Said Lot No. 4 fronts 50 feet on the westerly side of 10th Avenue North, formerly Maple Street, and runs back between parallel lines 170 feet to an alley or Owen Street. Description taken from prior deed of record.

Being the same property conveyed to Artie C. McKay, by Quitclaim Deed from Suzanne Cole, Glennella Williams, Elliott Smith, and Kiwanis Hatchett, recorded March 2, 1989, of record in Book 7783, Page 597, and by Quitclaim Deed from Suzanne Cole, Glennella Williams, Elliott Smith, Kiwanis Hatchett and Carolyn Houston, recorded September 20, 1990, of record in Book 8200, Page 218, Register's Office for Davidson County, Tennessee.

The said Artie C. McKay having died intestate, and pursuant to the Affidavit of Heirship As To Artie C. McKay (deceased), of record in Instrument No. 20030610-0079772, Stanley Joyce McKay is her sole surviving heir.

Stanley Joyce McKay having died intestate on February 28, 2008, and pursuant to the Affidavits of Heirship of record in Instrument No. 20090702-0061933 and No. 20090702-0061934, Marquiz Price is her sole surviving heir.

This conveyance is made subject to: All matters shown on the plan of record in Plan Book No. 2, page 104, Chancery Court at Nashville; 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 **1907 10th Avenue, North, Nashville, TN 37208.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee 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 himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 1st day of July, 2009.

Marquiz Price

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Marquiz Price**, the within named 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, at office, this 1st day of July, 2009.

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

