SEND TAX BILLS TO NEW OWNER:
Joseph P. and Hannah M. Maloney
8440 Whites Creek Pk
Joelton, TN 37080

THIS INSTRUMENT PREPARED BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20090048530 DEEDWARR
Recvd: 07/17/09 16:18 3 pgs
Fees:18.00 Taxes:370.00
20090717-0067412

Map & Parcel: 004 00 0 074

THIS DEED OF CONVEYANCE, executed and delivered by **DAVID L. HUGHES, II** and wife, **LISA G. HUGHES**, hereinafter called the Grantors, to **JOSEPH P. MALONEY** and wife, **HANNAH M. MALONEY**, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin set in the Easterly margin of Whites Creek Pike, U.S. 431, said iron pin being 235.05 feet along a curve to the left (delta=06°37'31"; R=2032.78') from the Northwest corner of Lot 2 of The Taylor Subdivision of record in Plat Book 6050, Page 362 in the Register's Office for Davidson County, Tennessee. Thence, with the Easterly margin of Whites Creek Pike, along a curve to the left (delta=05°30'13"; R=2032.78 feet) a distance of 195.26 feet to an iron pin, the Southwesterly corner of Tract 3 created this survey; Thence, along a new line created this survey and with the Southerly boundary of Tract 3 the following courses: South 89°13'50" East, 506.59 feet to an iron pin; South 73°54'27" East, 774.76 feet to an iron pin; South 71°50'54" East, 791.91 feet to a point in the center of an existing pond, passing a witness pin at 765.00 feet; Thence, with the pond and the meanders of the creek into the pond the following courses; South 28°25'29" West, 60.0 feet to a point in the center or the pond; South 51°05'58" West, 170.45 feet to an iron pin in the center of the creek; South 47°41' 34"West, 157.82 feet to an iron pin set in the center of the creek; Thence, leaving the creek and along the Northerly boundary of Tract 1, North 51°57'11" West 644.87 feet to an iron pin; Thence, North 73°54'27" West, 428.79 feet to an iron pin; Thence, North 82°20'10" West, 141.78 feet to an iron pin at the base of an existing fence; Thence, with the existing fence the following courses; North 84°19'05" West, 205.55 feet to an iron pin; North 89°13'50" West, 376.28 feet to the point of beginning, containing 8.10 acres, more or less.

RESTRICTIONS: The above-described property is subject to those restrictions appearing of record in Book 4454, Page 334, and corrected in Book 4473, Page 607, and in Book 6171, Page 302, and in Instrument No. 20060608-0068180, Register's Office for Davidson County, Tennessee.

EASEMENTS:
The above-described property is conveyed subject to: (1) that ingress and egress easement retained in Deed of record in Book 7924, Page 641; and (2) that 30 foot wide gas main easement as recorded in Book 1207, Page 281, both in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David L. Hughes, II and wife, Lisa G. Hughes, by deed from William N. Edgin and wife, Dolores D. Edgin, of record in Instrument No. 20060608-0068181, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantors further covenant with the Grantees, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 15th day of July, 2009.

DAVID L. HUGHES, II

LISA G. HUGHES

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David L. Hughes, II** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC 08-23-2009 COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa G. Hughes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 15th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC 08-23-2009 COUNTY OF ROBERTSON

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$100,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Hannah Maloney
AFFIANT

SUBSCRIBED and SWORN to before me this the 15th day of July, 2009.

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
08-23-2009
COUNTY OF ROBERTSON

GLDilliha
NOTARY PUBLIC/Register

My Commission Expires: