SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MY COMMISSION EXPIRES
March 14, 2010

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 2009.

Notary Public
MY COMMISSION EXPIRES:

This instrument prepared by:
Freedom Title Services, LLC. 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
LATONYA CARUTHERS	Same as above	092-06-0/499.00
(NAME)	(NAME)	
2602 BOOKER ST.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090054690 DEEDWARR
Recvd: 08/11/09 08:59 2 pgs
Fees:13.00 Taxes:295.63

20090811-0075437

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **DEAN HIBBS AND WIFE, KELLEY HIBBS**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LATONYA CARUTHERS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88, ON THE PLAN OF FAULCONER AND ASHCRAFT'S SUBDIVISION OF LOT NUMBERS 18 AND 19 ON THE BOYD MCNAIRY TRACT, OF RECORD IN PLAT BOOK 57, PAGE 121, SAID REGISTER'S OFFICE.

SAID LOT NUMBER 88 FRONTS 36 FEET ON THE NORTHERLY SIDE OF BOOKER STREET, FORMERLY HAMILTON STREET, AND RUNS BANK BETWEEN PARALLEL LINES, 106 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DEAN HIBBS AND WIFE, KELLEY HIBBS HEREIN BY DEED OF RECORD IN INSTRUMENT NO. 20090220-0015038, SAID REGISTER'S OFFICE.

This is improved property, known as 2602 Booker St. Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 4th day of Aug, 2009.

Dean Hibbs

Kelley Hibbs

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Dean Hibbs and Kelley Hibbs, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 4th day of Aug, 2009.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY