This Instrument Prepared By:
Greenway Title, Inc.
425 West College Street
Murfreesboro, Tennessee 37130

Return To:

ADDRESS NEW OWNER:
Mr. and Mrs. Joseph L. Herbert
3633 Meadowwood Drive
Murfreesboro, Tennessee 37128

MORTGAGEE:
NONE

SEND TAX BILL TO:
OWNER

MAP/PARCEL:
08208018200

BILL GARRETT, Davidson County
Trans:T20090056319 DEEDWARR
Recvd: 08/18/09 10:56 2 pgs
Fees:13.00 Taxes:129.50

20090818-0077565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NELLIE MAE MAPP, MARTHA MAPP JENKINS, WILLIE LEWIS MAPP, LARRY MAPP, AND CURTIS MAPP,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **JOSEPH L. HERBERT, married,** 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:

BEING all of Lot 189, Block 2 on the Map of Blocks 1 and 2 of F. O. Beazley's McFarrin Addition to East Nashville as of record in Book 57, page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of subject lot. Said Lot 189 fronts 50 feet on the western side of Myrtle Street and runs back between parallel lines 150 feet an alley.

Being the same property conveyed from Nellie Mae Mapp, Administratix of the Estate of Lonnie Mae Mapp, to Nellie Mae Mapp, Martha Mapp Jenkins, Willie Lewis Mapp, Larry Mapp, Curtis Mapp, and to Ms. Corrine Tucker, as to a life estate, by Quitclaim Deed dated May 22, 2002, of record in Instrument No. 20020522-0062431, said Register's Office, the said Ms. Corrine Tucker having since died on July 23, 2008.

The captioned property is subject to restrictive covenants, easements and setback lines per plat and those applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 706 Myrtle Street, Nashville, Tennessee 37206.

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", their heirs and assigns, forever, and, GRANTORS covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

THIS PROPERTY IS NOT NOW, NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF GRANTORS OR THEIR SPOUSE.

WITNESS our hands this the 11th day of August, 2009.

Nellie Mae Mapp
NELLIE MAE MAPP

Larry Mapp
LARRY MAPP

Martha Mapp Jenkins
MARTHA MAPP JENKINS

Curtis Mapp
CURTIS MAPP

Willie L. Mapp
WILLIE LEWIS MAPP

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PESONALLY appeared before me, the undersigned Notary Public in and for said County and State, **NELLIE MAE MAPP, MARTHA MAPP JENKINS, WILLIE LEWIS MAPP, and LARRY MAPP,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of August, 2009.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011

STATE OF TENNESSEE
COUNTY OF Davidson)

PESONALLY appeared before me, the undersigned Notary Public in and for said County and State, **CURTIS MAPP,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of August, 2009.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: [illegible], 2011

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $35,000.00

AFFIANT

Subscribed and sworn to before me, this 10 day of August, 2009.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/23/2011