G-22189-2
Box 14-A
Return To: John T. Cook, P.C.

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090060215 DEEDWARR
Recvd: 09/02/09 11:08 2 pgs
Fees:13.00 Taxes:961.63
20090902-0082388

G-VRES-09-1407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/17/09
(AFFIX SEAL)

JENNA WILLMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Hudson	Wells Fargo Bank, N.A.	
1407 Eastland Avenue (ADDRESS)	(NAME) P.O. Box 11701 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Newark, NJ 07101-4701 (CITY) (STATE) (ZIP)	83-5-375.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARK ANDREW STANSBERRY, SR., PAUL DENNIS STANSBERRY, CECIL RAYMOND STANSBERRY, JR., DAVID LYNN STANSBERRY, AND JOHN STEVEN STANSBERRY, DEVISEES UNDER THE LAST WILL & TESTAMENT OF LOIS GENTRY STANSBERRY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW A. HUDSON, A SINGLE PERSON, AND LAURA A. RINGGER, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 10 AND 11 IN BLOCK NO. 1 ON THE PLAN OF T. P. WEAKLEY'S SUBDIVISION OF BLOCKS 1, 2, AND 3, AS OF RECORD IN BOOK 161, PAGE 105, AND CORRECTED IN BOOK 421, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CECIL R. STANSBERRY, SR., AND WIFE, LOIS J. STANSBERRY, BY WARRANTY DEED DATED MARCH 20, 1973, FROM WILLIAM H. MCGOWAN, OF RECORD IN BOOK 4691, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CECIL R. STANSBERRY, SR., HAVING DIED JULY 23, 2002, AND LOIS J. STANSBERRY HAVING DIED DECEMBER 10, 2007. CECIL R. STANSBERRY, SR., HAVING PREDECEASED LOIS J. STANSBERRY. THE SAID PROPERTY WAS DEVISED TO MARK ANDREW STANSBERRY, SR., PAUL DENNIS STANSBERRY, CECIL RAYMOND STANSBERRY, JR., DAVID LYNN STANSBERRY, SR., AND JOHN STEVEN STANSBERRY BY THE LAST WILL AND TESTAMENT OF LOIS GENTRY STANSBERRY, OF RECORD IN FILE NO. 08P-897, PROBATE COURT FOR SAID COUNTY. LOIS J. STANSBERRY BEING ONE AND THE SAME AS LOIS GENTRY STANSBERRY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 161, PAGE 105; AND BOOK 421, PAGE 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF CECIL RAYMOND STANSBERRY, JR., PURSUANT TO A POWER OF ATTORNEY EXECUTED BY SAME ON THE 21ST DAY OF AUGUST, 2009, OF RECORD IN INSTRUMENT NO. 20090902-0082387, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF JOHN STEVEN STANSBERRY, PURSUANT TO A POWER OF ATTORNEY EXECUTED BY SAME ON THE 21ST DAY OF AUGUST, 2009, OF RECORD IN INSTRUMENT NO. _____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN

unimproved ( )
This is improved (X) property, known as 1407 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 31st day of August, 2009.

Cecil Raymond Stansberry, Jr. by Paul Dennis Stansberry Atty in Fact
Cecil Raymond Stansberry, Jr.

David Lynn Stansberry, Sr.
David Lynn Stansberry, Sr.

John Steven Stansberry
John Steven Stansberry

Mark Andrew Stansberry, Sr.
Mark Andrew Stansberry, Sr.

Paul Dennis Stansberry
Paul Dennis Stansberry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Lynn Stansberry, Sr., Mark Andrew Stansberry, Sr., and Paul Dennis Stansberry, 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/she/they executed the within instrument for the purposes therein contained. *and John Steven Stansberry

Witness my hand and official seal, this the 31st day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2009, before me personally appeared Paul Dennis Stansberry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cecil Raymond Stansberry, Jr. ~~and John Steven Stansberry~~ and who acknowledged he/she/they executed the same as the free act and deed of the said Cecil Raymond Stansberry, Jr. ~~and John Steven Stansberry~~.

Witness my hand and official seal, this the 31st day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903