BILL GARRETT, Davidson County
Trans:T20090060704 DEEDWARR
Recvd: 09/03/09 10:35 2 pgs
Fees:13.00 Taxes:616.05
20090903-0082914

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$166,500.00** (One Hundred Sixty Six Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 27th day of August, 2009.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

NOTARY PUBLIC, MY COMMISSION EXPIRES: (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Donald Reid Mahaffey 713 Vantrease Road Madison,TN 37115	same as new owner	05103001100

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICIA F. HILTON, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DONALD REID MAHAFFEY,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Blair Heights, Section One of record in Plat Book 2133, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 125 feet on the northerly side of Vantrease Road and runs back between parallel lines, 320 feet to a dead line.

Being the same property conveyed to Patricia F. Hilton by deed from Wayne Edward Hilton of record as Instrument No. 20070905-0106345, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND **ASSESSMENTS NOT YET DUE AND PAYABLE.**

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **713 VANTREASE ROAD** **MADISON,TN37115**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2005

WITNESS, this 27th day of August, 2009

Patricia F. Hilton

Patricia F. **Hilton**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of August, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia F. Hilton** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of August, 2009.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2005