BILL GARRETT, Davidson County
Trans:T20090061252 DEEDWARR
Recvd: 09/04/09 15:50 2 pgs
Fees:13.00 Taxes:536.50

20090904-0083680

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2009.

Notary Public
My commission expires:

Tabitha N. Calhoun
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

05-0908-64733

Address of New Owner:	Send Tax Bills to:	Tax Information
Teresa R. King	SAME	051-15-0-041.00
1607 Saunders Avenue		
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Neda L. Matzelle, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Teresa R. King, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 2, on the Plan of Oakland Acres, Section 12, (2nd Revision), of record in Book 4470, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of the Lot No. 2 fronts 105.70 feet on the easterly margin of Saunders Drive and extends back 200.00 feet on the northerly line and 199.98 feet on the southerly line to a line in the rear which measures 100.93 feet.

TRACT II:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 2, on the Plan of Resubdivision of Lots 1 and 2, Oakland Acres, Section 12, (2nd Revision), of record in Book 4885, Page 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 2 begins at a point in the easterly margin of Saunders Avenue and extends back 199.98 feet on the northerly line and 200 feet, more or less, on the southerly line, to a line in the rear on which it measures 9.95 feet.

Being the same property conveyed to Julius J. Matzelle and wife, Neda L. Matzelle by deed from Steven R. Huskey, unmarried, dated July 1, 1981, recorded July 1, 1981, of record in Book 5764, Page 576, Register's Office for Davidson County, Tennessee. The said Julius J. Matzelle having since died July 10, 1982.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1607 Saunders Avenue, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of August, 2009.

Neda L Matzelle

Neda L. Matzelle

STATE OF TENNESSEE
COUNTY OF Cumberland.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Neda L. Matzelle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Crossville, TN, this 28th day of August, 2009.

Sally Oglesby

State of Tennessee at Large

My Commission expires 2/5/13

SALLY OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

#4113