BILL GARRETT, Davidson County
Trans:T20090062979 DEEDWARR
Recvd: 09/15/09 09:48 3 pgs
Fees:18.00 Taxes:429.20
20090915-0085991

Name and Address of New Owner:

Thomas Maiden et ux
1225 Rugby Drive
Nashville TN 37207

Send Tax Bills To:

Same

Prepared by:

Southeast Title
907 Rivergate Parkway S-B-1
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $116,000.00

Affiant
Subscribed and sworn-to-before me on 09/08/09.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Map & Parcel No.
41-110-84

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Walton Lacefield Peace and wife, Imogene Peace, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Thomas Maiden and wife, June Maiden, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

This property is commonly known as: 1225 Rugby Drive, Nashville, Tennessee 37207, County of Davidson.

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of Bellshire Estates, Section A, as of record in Book 2331, pages 115 and 116, Register's Office for said county.

Said Lot No. 347 fronts 156.6 feet on the southwesterly side of Rugby Drive and extends back 184.8 feet on the northwesterly line and 221 feet on the southeasterly line to a dead line, measuring 160 feet thereon.

Being the same property conveyed to Walton Lacefield Peace and wife, Imogene Peace by deed dated 1/5/1959 and filed for record in Book 2861, page 71, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1225 Rugby Drive, Nashville, TN 37207.

WLP Dep MAP AIF

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 09/08/09.

Walton Lacefield Peace by Neil A. Peace Attorney In Fact

Walton Lacefield Peace by Neil A Peace
Attorney In Fact

Imogene Peace

Imogene Peace

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Imogene Peace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 8th day of September, 2009.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

My Commission Expires: 5/23/11

RETURN TO:
Homeland Title, LLC
1896 Gen. George Patton Dr. Ste 200
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said County and State, personally appeared Neil A Peace, individual(s) who executed the foregoing instrument on behalf of Walton Lacefield Peace, his true and lawful attorney in fact and acknowledged the same to be the free act and deed of the within named Walton Lacefield Peace Witness my hand and official seal this 8th, day of September, 2009.

My Commission Expires: 5/23/11

DOLORES E. MCBROOM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05/23/2011

Notary