WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $154,900.00

Heather S Combs
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF SEPTEMBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03254 DURAND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Angela Marie Durand	same	07202011000, 07202011100
3728 Baxter Avenue		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MEAGAN M. WEBB, AND HUSBAND, DUSTIN WEBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANGELA MARIE DURAND, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3728 Baxter Avenue, Nashville, TN 37216

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 10th day of September, 2009.

Meagan M. Webb

Dustin Webb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MEAGAN M. WEBB AND DUSTIN WEBB, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of September, 2009.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

BILL GARRETT, Davidson County
Trans:T20090063065 DEEDWARR
Recvd: 09/15/09 11:33 2 pgs
Fees:13.00 Taxes:573.13
20090915-0086096

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT NO. 01: BEING THE NORTH 1/2 OF LOT NO. 48 AND THE SOUTH 40 FEET FRONT AND 42 FEET REAR OF LOT NO. 49 ON THE PLAN OF MRS. E.B CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGE 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOTS NOS. 48 AND 49 FRONT TOGETHER 65 FEET ON THE EASTERLY SIDE OF BAXTER STREET AND EXTEND BACK 109 FEET 6 INCHES, MORE OR LESS, ON THE NORTHERLY LINE, 141.75 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 68 FEET 2 INCHES THEREON.

TRACT NO. 2: BEING THE SOUTHERLY PART OF LOT NO. 6 ON THE MAP OF ROSS T. HUGHES' SUBDIVISION OF LOT NO. 11, PATTERSON AND YOUNG'S SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 281 FEET 2 INCHES SOUTHWARDLY FROM A STONE IN THE SOUTH MARGIN OF GILLOCK STREET, THE NORTHWEST CORNER OF LOT NO. 5 ON SAID PLAN IN THE WEST MARGIN OF SAID SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF LOT 6, SOUTH 1 DEG. 31' WEST 68 FEET 10 INCHES TO A POINT, THE SOUTHWEST CORNER OF LOT NO. 6; THENCE SOUTH 63 DEG. EAST 165 FEET TO A POINT 200 FEET FROM THE GALLATIN ROAD, THE SOUTHEAST CORNER OF LOT NO. 6; THENCE WITH THE EAST LINE OF SAID LOT NORTH 27 DEG. 30' EAST 83 FEET TO A POINT; THENCE WESTERLY 195 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TRACT NO. 3: BEING THE NORTHERLY 10 FEET OF LOT NO. 49 ON THE PLAN OF E.B. CRAIG'S – SUBDIVISION OF THE CROWNOVER PROPERTY, OF RECORD IN BOOK 894, PAGE 640 AND 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AS FIELD BOOK NO. 150Z 05955, MAP 72-2, PARCEL 111, ASSESSOR'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MEAGAN M. WEBB AND HUSBAND, DUSTIN WEBB, BY WARRANTY DEED FROM JACQUELINE C. ELKINS, UNMARRIED, RECORDED NOVEMBER 9, 2007 IN INSTRUMENT NO. 20071109-0132413, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2009 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plats recorded in Plat Book 894, Page(s) 640 and Plat Book 547, Page 154, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Property taxes for the current year.