BILL GARRETT, Davidson County
Trans:T20090064466 DEEDWARR
Recvd: 09/21/09 15:12 2 pgs
Fees:13.00 Taxes:32.56
20090921-0087947

THIS INSTRUMENT PREPARED BY:
Hannah M. Spain
1108 Battlewood Street
Franklin, TN 37069

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
John Honeysucker P.O. Box 2055 Madison, TN 37116	Same	091-8-0 102.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by John Honeysucker, hereinafter referred to as "Grantee," Hannah M. Spain, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee being Lot No.64 and the northerly part of Lot No. 65 on the Map of L.H. Davis' Subdivision of Lot No.41 of the Clifton Plan as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

BEGINNING on the southwesterly margin of 40th Avenue North, formerly Clifton Avenue, at the northeast corner of the property conveyed to Mary Beasley for life, etc., by deed from Richard I. West and wife, of record in Book 898, page 3170, said Register's Office; thence with said Beasley's northerly line, westwardly 100 feet more or less, to the easterly margin of said alley; thence with said alley northwardly 130 feet to the southwesterly margin of 40th Avenue, North; thence with said Avenue, southeastwardly 165 feet to the beginning.

BEING the same property conveyed to Hannah M. Spain by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, recorded on September 26, 2008 in Instrument # 20080926-0097828, in the Register's Office of Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

This is **unimproved** property known as 1035 40th Avenue North, Nashville, TN, 37209.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants that he 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 (i) this conveyance is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal; and any and all other prior liens or encumbrances against said real property.

Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 18th day of September, 2009.

Hannah M. Spain
Hannah M. Spain

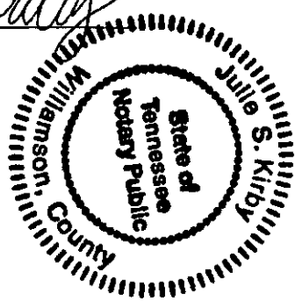
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Hannah M. Spain, 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, at office, this 18th day of September, 2009.

Julie S. Kirby
Notary Public

My Commission Expires: 1-21-2013



STATE OF TENNESSEE
COUNTY WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 8,800.00

John W Hayslicker
Affiant

SUBSCRIBED AND SWORN to before me, this 18th day of September, 2009.

1-21-2013
My Commission Expires

Julie S. Kirby
Notary Public

