Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20090064984 DEEDWARR
Recvd: 09/23/09 13:29 2 pgs
Fees:13.00 Taxes:1165.13
20090923-0088549

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

09-0291

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $314,900.00.

Affiant

Subscribed and sworn to before me this 22nd day of September, 2009.

Notary Public
My Commission Expires 01/09/12

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alex B. Diamond	New Owner	146-15
640 Rochelle Drive		81.00
Nashville, TN 37220		

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, we **Julie N. Beloate Maloney**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alex B. Diamond, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85, on the Plan of Haileywood Estates; Section V, of record in Plat Book 2330, Page 74, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie N. Beloate, unmarried, by deed from Paul B. Curran, Jr. and wife, Peggy B. Curran, dated February 22, 2002, of record in Instrument No. 20020225-0023851, Register's Office for Davidson County, Tennessee. Julie N. Beloate is now married and is now known as Julie N. Beloate Maloney.

John R. Maloney, husband of Julie N. Beloate Maloney, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **640 Rochelle Drive, Nashville, TN 37220.**

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 and assigns, forever; and we do covenant with the said GRANTEES 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 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 our hands this 22nd day of September, 2009.

Julie N. Beloate Maloney
Julie N. Beloate Maloney

John R. Maloney, By: Julie N Beloate Maloney, Attorney in Fact
John R. Maloney
By: Julie N. Beloate Maloney, Attorney in Fact

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 **Julie N. Beloate Maloney**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of September, 2009.

Notary Public

My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 **Julie N. Beloate Maloney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for **John R. Maloney** and that he/she is authorized by **John R. Maloney** to execute this instrument on his/her behalf.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of September, 2009.

Notary Public at Large

My Commission Expires: 01/09/12

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument is being recorded simultaneously with the power of attorney of record in Instrument No. 20090923000 88548, Register's Office for Davidson County, Tennessee.