THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090066174 DEEDWARR
Recvd: 09/29/09 10:52 2 pgs
Fees:13.00 Taxes:3589.00

20090929-0090276

BOX 50

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 970,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Sept, 2009.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hadley and Allison Hadley	NEW OWNER	MAP 029-04.0
236 Haverford		PARCEL 039.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael W. Blackburn and wife, Theresa Burns Blackburn**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Hadley and wife, Allison Hadley**

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

Land in Davidson County, Tennessee being Lot No. 14 and the southeasterly part of Lot No. 13 on the Map of the Bransford Realty Company's Subdivision of a part of Lot No. 10, West Meade Subdivision, of record in Book 547 page 142, Registers Office for said County, described as follows:

Beginning on the southwesterly margin of Haverford Avenue at a point 21 feet northwest of the corner of Lots 13 and 14; thence southwesterly 263 feet to a point 21 feet northwest of another corner of Lots 13 and 14; thence South 55 degrees east 191 feet 6 inches; thence North 30 degrees 15 feet East 400 feet to the southwesterly margin of Haverford Avenue; thence with the same northwestwardly 226 feet to the beginning.

Being the same property conveyed to Thomas E. McLaughlin and wife Margaret K. McLaughlin by deed from William M. Eaves and wife Amelie P. Eaves of record in Book 2749 page 263, Registers Office for Davidson County, Tennessee dated May 15 1958; The said Thomas E. McLaughlin died on October 3, 1999, his Last Will & Testament being recorded in Will Book 231 page 154, as part of Probate Estate, Docket No. 99P-1720. (See also Executor's Deed recorded as Instrument No. 20000614-0059505, Registers Office for Davidson County, Tennessee dated June 13, 2000)

Being the same property conveyed to Michael W. Blackburn and wife Theresa Burns Blackburn by deed from Margaret K. McLaughlin, unmarried, of record in Instrument No. 20090504-0040657, Registers office for Davidson County, dated April 17, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED ( ) IMPROVED property known as **236 Haverford, Nashville, TN 37205.**

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 hand(s) this the 28th day of September, 2009.

Michael W. Blackburn

Michael W. Blackburn

Theresa Burns Blackburn

Theresa Burns Blackburn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael W. Blackburn** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theresa Burns Blackburn** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2009.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.