BILL GARRETT, Davidson County
Trans:T20090068498 DEEDWARR
Recvd: 10/07/09 10:37 2 pgs
Fees:13.00 Taxes:596.44
20091007-0093358

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW09848

**Send Tax Bills To:**

SAME/NEW OWNER

**New Owner is:**
Valton L. Adams
252 Hickorydale Drive
Nashville, TN 37210

MAP: 094-12-0-012.00

PARCEL:

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Edward John Deveau** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Valton L. Adams** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **252 Hickorydale Drive, Nashville, TN 37210**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 52 on the map of Clover Nook Subdivision, as of record in Book 2900, page 52, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Edward John Deveau by Quitclaim Deed from Kay M. Deveau (pursuant to Final Decree for Divorce in Docket #22471 in the Chancery Court for Williamson County, Tennessee), dated 9/20/95 and recorded 10/9/95 in Book 9822, page 947; and the same property previously conveyed to Virginia K. McGugin by Warranty Deed from James E. Adams, dated 6/2/78 and recorded 6/9/78 in Book 5296, page 452, Register's Office for Davidson County, Tennessee. The said Virginia K. McGugin and Kay M. Deveau are one and the same person.

EJD
**Seller's Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 2nd day of October, 2009.

GRANTOR(S):

Edward John Deveau

**EDWARD JOHN DEVEAU**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Edward John Deveau** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of October, 2009.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

M. Lynn Bodden

**NOTARY PUBLIC**
My Commission Expires: 10-14-2009

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$161,200.00**.

Connie Madden

**AFFIANT**

**SWORN TO** and subscribed before me this 2nd day of October, 2009.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

M. Lynn Bodden

**NOTARY PUBLIC**
My commission expires: 10-14-2009