BILL GARRETT, Davidson County
Trans:T20090074335 DEEDWARR
Recvd: 11/02/09 10:51 2 pgs
Fees:13.00 Taxes:277.50
20091102-0100826

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of October, 2009, by and between Martha A Jackson, unmarried party of the first part, and E.J. Hyde, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Daivdson County, Tennessee, being Lot No. 85 on the revised plan of Village by the Creek Section Three, of record in Book 5200, Page 785, Register's Office for said county.

Said Lot No. 85 fronts 99.40 feet on the southwesterly margin of Standing Stone Drive and extends back 153.84 feet on the northwesterly line and 124.60 feet on the southeasterly line to a dead line in th rear, measuring 52.97 feet thereon.

Being all or part of the same property conveyed to Martha A. Jackson by Cash Deed recorded July 5, 1989 at Book 7881, Page 569 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Martha A. Jackson

Martha A. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Martha A. Jackson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2009.

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Memorie White

Notary Public

My Commission Expires: 9-8-13

Property Owner & Address: E.J. Hyde
P.O. Box 70385
Nashville, TN 37207

Tax Parcel No 05006003100

Property Address: 3505 Standing Stone Drive
a/k/a
3507 Standing Stone Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: E.J. Hyde
P.O. Box 70385
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

E.J. Hyde
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of October, 2009.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY