WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY: BANKERS TITLE ESCROW CORP.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$277,000.00.**

Affiant

NOTARY PUBLIC AT LARGE JAMES DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 29th day of October, 2009.

Notary Public

My commission expires: 1-9-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amy Kerrigan	Regions	**Map 117-16, Parcel 030.00**
1508 Grandview Drive	PO Box 2153	
Nashville, TN 37215	Birmingham, AL 35287	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David L. Ward, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Kerrigan and husband, Mark Kerrigan

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. 29 of Block M on the Plan of Maplehurst Subdivision, of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to David L. Ward and wife, Joyce T. Ward by Deed from Everett R. Anderson, of record in Book 6592, Page 454, Register's Office for Davidson County, Tennessee. The property was further conveyed to Joyce T. Ward by Deed from David L. Ward, of record in Book 8068, page 645, RODC, TN. The said Joyce T. Ward died on August 18, 2008. The property was devised to David L. Ward by the Last Will and Testament of Joyce T. Ward, of record in Probate No. 08P-1412, Probate Court of Davidson County, Tennessee. The said property was further conveyed to David L. Ward by Executor's Deed from David L. Ward, Executor of the Estate of Joyce T. Ward, of record in Instrument No. 20080925-0097630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Sanitary Sewer easement of record in Book 5011, page 673, Register's Office for Davidson County, Tennessee; and any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This instrument is being executed on behalf of David L. Ward, pursuant to a Power of Attorney executed by same on the 23rd day of October, 2009, of record in Instrument No. 20091103-0101415, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **1508 Grandview Drive, Nashville, TN 37215**

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 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.

BILL GARRETT, Davidson County
Trans:T20090074829 DEEDWARR
Recvd: 11/03/09 11:18 2 pgs
Fees:13.00 Taxes:1024.90
20091103-0101416

Witness my/our hand(s) this **29th** day of **October, 2009.**

David L. Ward

David L. Ward

By: Jennifer L. Johnson, Attorney in Fact

Jennifer L. Johnson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Jennifer L. Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **David L. Ward** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **David L. Ward** for the purpose therein contained, by signing the name of **David L. Ward** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **October, 2009**.

My Commission expires: 5-02-2011

Katherine Goodson

Notary Public

