WARRANTY DEED

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Drew Taylor Waugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drew Taylor Waugh	Same as New Owner	10415002100
(NAME)	(NAME)	
2800 Westwood Avenue		
(ADDRESS)	(ADDRESS)	MST File NO. 2009-0500
Nashville, TN 37212		
(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, Susan W. Hart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Drew Taylor Waugh, unmarried, 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, and being the Easterly 50 feet of the Southerly 112 feet of Lot No. 32 on the Plan of Belair, as of record in Plat Book 332, page 6, in the Register's Office for said county.

Said part of said Lot No. 32 fronts 50 feet on the Northerly margin of Westwood Avenue and extends back between parallel lines and with the Westerly margin of 28th Avenue South (now Natchez Trace Avenue) a distance of 112 feet to a dead line in the rear.

Being the same property conveyed to Susan W. Hart by warranty deed of Wesley J. Hart of record in Instrument No. 20070712-0083019, said Register's Office.

Subject to: All matters appearing on the plan of record in Plat Book 332, page 6, Register's Office of Davidson County, Tennessee. Any creeks and/or streams within the boundaries of said premises.

This property, known as 2800 Westwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20090084395 DEEDWARR
Recvd: 12/15/09 09:54 2 pgs
Fees:13.00 Taxes:758.50

20091215-0114127

Witness my/our hand(s) this 11TH DAY OF DECEMBER, 2009.

Susan W. Hart

Susan W. Hart

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan W. Hart, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of December, 2009.

Notary Public

My Commission Expires: My Commission Expires Oct. 29, 2011

(SEAL)

JAMES T. OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY