STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2009

Notary Public

My commission expires: 8/20/2013

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

BILL GARRETT, Davidson County
Trans:T20090085127 DEEDWARR
Recvd: 12/17/09 15:09 2 pgs
Fees:13.00 Taxes:55.50

20091217-0115046

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James E. Dwyer Jr. and Thomas A. Stueck	**New Owner**	**09606014600**
633 Cottonwood Drive	**633 Cottonwood Drive**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Franklin D. Black

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

James E. Dwyer Jr. and Thomas A. Stueck

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 96, CLOVERHILL, SECTION NO. II, as shown on plat of record in Plat Book 2133, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Franklin D. Black, Sr. & Wife, Ethel S. Black by Warranty Deed from Claude W. Uhles and wife, Claudine Duty Uhles, recorded on the 26th day of September, 1958 in Book 2806, Page 149, in the Register's Office of Davidson County, Tennessee.

Ethel S. Black having since passed away.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 633 Cottonwood Drive, Nashville, TN 37214.

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 in 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 my/our hand(s) this 16th day of December, 2009.

Franklin D. Black
By Dewey E. Black, Sr. His Attorney In Fact

Franklin D. Black
By: Dewey E. Black Sr., his attorney in fact

_____

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Dewey E. Black Sr, attorney in fact for Franklin D. Black , the within named Grantors, with whom I am personally acquainted (or proved 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, at office, this 16th day of December, 2009.

Michelle Hightower
Notary Public

My Commission Expires:9-19-2011

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-19-2011

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