THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20090087097 DEEDWARR
Recvd: 12/29/09 11:21 3 pgs
Fees:18.00 Taxes:630.85
20091229-0117874

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Ricky L. McClintock Laurel N. McClintock 407 Jones Street Old Hickory, TN 37138	Same	105 05 0 010

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONNIE REGULI, Court Designee for a partition suit for the property located at 1315 15th Avenue South, Nashville, Davidson County, Tennessee under Docket No. 07P-1853, Seventh Circuit Court for Davidson County, Tennessee**, has this day bargained and sold, and does hereby transfer and convey unto the said **RICKY L. MCCLINTOCK and wife, LAUREL N. MCCLINTOCK**, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the South 50 feet of Lot No. 8, as shown on the map entitled Plat of a Subdivision of Lots 37 and 52 O.B. Hay's Rokeby Addition, of record as Book 547, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 8 fronts 50 feet on the westerly side of 15th Avenue South and extends back 153 feet 4 inches on the southerly line 153 feet 2 inches, more or less, on the northerly line to the easterly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to GEORGE ALBERT DARTIS and wife, AUGUSTINE SMITH DARTIS, by deed from MOSES MCKISSACK and wife, MIRANDA MCKISSACK, of record as Book 1340, page 405, dated December 10, 1945, said Register's Office. The said George Albert Dartis having pre-deceased Augustine Smith Dartis. The said Augustine Smith Dartis having died on August 22, 2004, intestate. Subject property then passed to the heirs at law of Augustine Smith Dartis as referenced in Case #04P-1803 and Case #07P-1853, Davidson County Probate Court, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $170,500.00.

Subscribed and sworn to before me, _____ Affiant
this 22 of December, 2009.

My Commission Expires: 3/10/2012 _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

This is improved property located at 1315 15th Avenue South, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 11th day of December, 2009.

CONNIE REGULI
Court Designee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, **CONNIE REGULI**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of December, 2009.

Candice Minton
NOTARY PUBLIC

My Commission Expires: 1-7-13

