BILL GARRETT, Davidson County
Trans:T20090087161 DEEDWARR
Recvd: 12/29/09 13:24 2 pgs
Fees:13.00 Taxes:455.10
20091229-0117943

WARRANTY DEED

Address New Owner as Follows:
Sharon Annette Ware-Hurt
912 Tavistock Place
Antioch, Tennessee 37013

SEND TAX BILLS TO:
LaDonna Meuchel
2316 Selma Ave.
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 893-9581

MAP AND PARCEL
Map 149.2A
Parcel 66

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$123,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2009.

DONALD R. O'GUIN SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Donald R. O'Guin, Sr., Notary Public

My Commission Expires:
JULY 8, 2013

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Sharon Annette Ware-Hurt**, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Julie O'Guin and LaDonna Meuchel** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Sharon Annette Ware-Hurt,** her successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

A Certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 96 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Page 720, 721, 722, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Julie O'Guin and LaDonna Meuchel by Trustee Deed from Donald R. O'Guin, Sr., of record in Instrument 20090706-0062561, Register's Office for Davidson County, Tennessee.

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, her 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 use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of December, 2009.

Julie O'Guin

Julie O'Guin

LaDonna Meuchel

LaDonna Meuchel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DONALD R. O'GUIN SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PERSONAL ACKNOWLEDGEMENT

Before me, Donald R. O'Guin, Sr., a Notary Public in and for said State and County aforesaid, personally appeared the within named, Julie O'Guin and LaDonna Meuchel, the grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

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

Donald R. O'Guin

Donald R. O'Guin, Sr., Notary Public

My commission expires July 8, 2013

My Commission Expires:
July 8, 2013