RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans: T20100001356 DEEDWARR
Recvd: 01/07/10 12:59 2 pgs
Fees: 13.00 Taxes: 340.40
20100107-0001598

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2009.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BARBARA SHERMAN 170 Bainbridge Avenue Thornwood, NY 10594	Same address as new owner	MAP 09401028200

FOR AND IN CONSIDERATION of the sum of NINETY TWO THOUSAND AND NO/100 (92,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BARBARA WEST, an unmarried woman and DAVID KING, an unmarried man, by and through my lawful Attorney-in-Fact, BARBARA WEST,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **BARBARA SHERMAN, an unmarried person,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the east part of Lot No 416 on the map of Edgefield Land Company's 4th Subdivision, of record In Book 57, page 153. Register's office for Davidson County, Tennessee, A part of an alley in the rear of Lot No 416, which was closed by City Ordinance No 57-517 of the ordinances of the city of Nashville; and a part of a reserved strip lying East of 1t No 416 and east of said alley, as shown on the plan of Shelby Village No 2 of record in Book 1835, page 48, said register's office, and described according to a survey dated Sept. 3, 1960 by Hal R. Swan, Jr., surveyor as follows:

Beginning at a point in the present west margin of Village Court, at an iron pin opposite the easterly corner of lots no 415 and 416 of said Edgefleld Land company's Subdivision; thence westerly along the line of said Lots, if extended, and along said line, 125.6 feet to an iron pint he west margin of Village Court; thence with the margin of the same, northerly 50 feet to the point of the beginning.

Being the same property conveyed to Barbara West and David King by deed from Barbara West dated 2/14/07 and filed for record on 4/18/07 of record in Instrument Number 200704180046362 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property being known and designated as 606 Village Court, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are not yet due or payable and will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS, this the 29th day of December, 2009.

Barbara West
BARBARA WEST

David King by Barbara West, his attorney-in-fact
DAVID KING, by BARBARA WEST, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Barbara West, 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 seal, this the 29th day of December, 2009.

Notary Public

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

My commission expires: 9-25-10

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29th day of December, 2009, before me, appeared Barbara West, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for David King, and that said instrument was signed in behalf of the said David King by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9-25-10

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010