WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100002898 DEEDWARR
Recvd: 01/14/10 15:48 2 pgs
Fees:13.00 Taxes:390.35
20100114-0003671

This instrument was prepared by:
KEENE W. BARTLEY
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mary Carol Biedenkapp 1266 San Mateo Street Palm Springs, CA 92264	Same	52-2-158

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $105,500.00.

Affiant

DIANE D. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 3, 2012

Sworn to and subscribed before me this the 14th day of January, 2010.

Notary Public

My Commission Expires: 4/3/12

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, H. Douglas Hardcastle, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto Mary Carol Biedenkapp, hereinafter referred to as Grantor, her successors 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 the easterly 60 feet of lot no. 9 and westerly 15 feet of lot no 10, Block B, on the revised plan of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, in the Register's Office for said County. Said parts of said lots adjoin and front together on the northerly side of Blackstone Ave. And run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to H. Douglas Hardcastle, by Trustee's deed, from Shellie Wallace, (successor trusteed appointed in instrument 20090824-0079707), of Record in Instrument #20090928-0089826,in the Register's Office for Davidson County, Tennessee

The property conveyed herein is improved real property located at 635 Blackstone Ave., Madison, TN 37115

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 successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 14th day of Jan., 2010.

H. DOUGLAS HARDCASTLE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **H. DOUGLAS HARDCASTLE**, the bargainors, 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 purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 14th day of January, 2010.

Notary Public

My Commission Expires: 4/3/12

DIANE D. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES APRIL 3, 2012

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