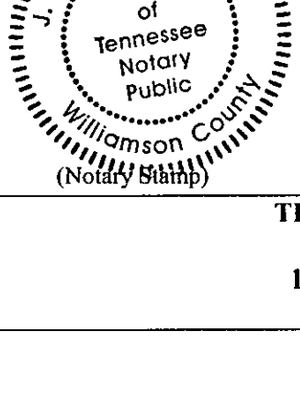
Return
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

2

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $261,000.00 Affiant Subscribed and sworn to before me, this 19th day of February, 2010. Notary Public My commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amy Lingle	**1st Commonwealth Bank of Virginia**	**Map 132, Group 14-0, Parcel 023.00**
847 Battery Lane	**2500 Wilson Blvd., Suite 100**	
Nashville, TN 37220	**Arlington, VA 22201**	

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,

Mary Sue Duffle and Betty A. Hawkins, joint rights of survivorship

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

Amy Lingle, an unmarried woman

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 No. 6 on the Plan of H.G. Lowe's Subdivision of a part of Lot No. 3, John Overton Estate, of record in Book 1424, page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Jack Beard Tucker and wife, Mary Sue Tucker, by Warranty Deed, from Cecil A. Speck and wife, Nell Quinn Speck and H.G. Lowe and wife, Katherine R. Lowe, of record in Book 1581, page 9, Dated April 7, 1948. Mary Sue Duffle, an unmarried woman, formerly known as Mary Sue Tucker and the widow of Jack Beard Tucker and of Herman Duffle, conveyed her interest in Lot No. 6 by Quitclaim Deed to Larry L. Roberts, Trustee, and by same Quitclaim Deed, in order to create an estate as Joint Tenants in the Grantees, Larry L. Roberts, Trustee, reconveyed said property to Mary Sue Duffle and Betty A. Hawkins, as joint tenants with rights of survivorship, of record in Instrument No. 20060111-0004117, Dated January10, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, page 46, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 1581, page 9, Register's Office for DAVIDSON County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100011770 DEEDWARR
Recvd: 03/01/10 10:25 2 pgs
Fees:13.00 Taxes:965.70



20100301-0015230

Sewer and Drainage Easement to Metro of record in Book 7154, page 293, Register's Office for DAVIDSON County, Tennessee.
Deed of Correction to be filed pertaining to Quitclaim Deed of record in Instrument No. 20060105-0001668, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 847 Battery Lane, Nashville, TN 37220.

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 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 19th day of February, 2010.

Mary Sue Duffle
By: Betty A. Hawkins, Attorney-in-Fact

Mary Sue Duffle
By: Betty A. Hawkins, Attorney-in-Fact

Betty A. Hawkins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Betty A. Hawkins,, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 19th day of February, 2010.

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

My Commission Expires: 9/23/13

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Betty A. Hawkins, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Mary Sue Duffle, for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Mary Sue Duffle and is authorized by Mary Sue Duffle to execute this instrument on his/her behalf.

Witness my hand, at office, this 19th day of February, 2010.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **100093CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027