BILL GARRETT, Davidson County
Trans:T20100012184 DEEDWARR
Recvd: 03/02/10 10:19 2 pgs
Fees:13.00 Taxes:473.60
20100302-0015732

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$128,000.00

Affiant Peggy J. Trotter
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26 DAY OF February, 2010.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy J. Trotter 2707 Lakeland Drive Nashville, TN 37214	New Owner	Map 96.09 Parcel 83

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 acknowledged, we,

Gloria Jean Slate, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Peggy J. Trotter, a single person

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. 16 on the Plan of Martinwood Heights, as of record in Plat Book 2133, Page 63, Register's Office for said County, to which reference is made for a more complete legal description.

Being the same property conveyed to James F. Derryberry and wife, Ella Mae Derryberry by deed from Jim H. Bell, a single man dated April 17, 1980 of record in Book 5591, Page 958, Register's Office for Davidson County, Tennessee. Property then conveyed to James B. Derryberry, an unmarried man by deed from James F. Derryberry and wife, Ella Mae Derryberry dated September 23, 1982 of record in Book 5940, Page 949 in the Register's Office for said County. Property then conveyed to Michael D. Slate and wife, Gloria J. Slate dated April 30, 1997 of record in Book 10439, Page 454 in the Register's Office for said County. Property then conveyed to Gloria Jean Slate by Quitclaim Deed from Michael Dean Slate dated March 8, 2003 of record in Instrument Number 20030612-0081326 in the Register's Office for said County.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 2133, Page 63, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 2153 and Page 577, Register's Office for Davidson County, Tennessee.
5) Property is subject to an easement for Sanitary Sewers to Metro Government contained in Book 4365, Page 682, Register's Office for Davidson County, Tennessee.

This is improvedproperty known as: **2707 Lakeland Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, 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 hand(s) this 26 day of February, 2010.

Gloria Jean Slate
Gloria Jean Slate

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gloria Jean Slate, with whom I am personally acquainted, (or who 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, at office, this 26th day of February, 2010.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212