(178)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2010

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin E. Braden	New owner	120-05
(NAME)	(NAME)	(MAP)
9608 Wildherd Avenue		16
(ADDRESS)	(ADDRESS)	(PARCEL)
Las Vegas, NV 89149-3752		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Sharon Van Alstyne Oldenburg and Donna Van Alstyne Downey, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kristin E. Braden and spouse Michael C. Braden, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 220, on the Plan of Glengarry Park, Section Two, of record in Book 2663, page 124, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Donald E. Van Alstyne and wife, Evelyn P. Van Alstyne, by deed dated April 13, 1960, from Atlas Construction Company, of record in Book 3066, page 521, Register's Office for Davidson County, TN. The said Donald E. Van Alstyne and Evelyn P. Van Alstyne both having since died, vesting property in Sharon Van Alstyne Oldenburg and Donna Van Alstyne Downey, the only heirs-at-law.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 731 Robert Burns Drive, Nashville, Tennessee 37217

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.

BILL GARRETT, Davidson County
Trans:T20100013445 DEEDWARR
Recvd: 03/05/10 14:42 2 pgs
Fees:13.00 Taxes:314.50
20100305-0017317

Witness my/our hand(s) this 26th day of February, 2010.

Sharon Van Alstyne Oldenburg

Donna Van Alstyne Downey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sharon Van Alstyne Oldenburg; Donna Van Alstyne Downey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of February, 2010.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN