WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of March, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tony Hammonds	NEW OWNER	Parcel ID:
622 Jones Drive		13500008200
Murfreesboro, TN 37129		

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

Myra Sue Ellis, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Tony Hammonds and Donald Hammonds and Ellen Lee
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:

A tract of land located at Una in the Second Civil District of Davidson County, Tennessee.

Beginning on the southerly margin of Murfreesboro Pike 92 1/2 feet Southeasterly from the corner of the Una Baptist Church lot; thence with the margin of said pike, South 29 3/4 deg. East 206 2/10 feet to a point 125 feet Northwesterly from a large gate post; thence South 53 deg. West 208 feet to the Southwest line of the original two acre tract; thence with said line North 29 3/4 deg. West 298 7/10 feet to an iron pin, the Northwest corner of said two acre tract; thence with the northwesterly line of said tract North 53 deg. East 119 feet; thence South 29 3/4 deg. East 92 1/2 feet; thence North 53 deg. East 89 feet to the beginning, and being a part of the two acres of land heretofore conveyed to Lee Maxwell by deed from James P. Curd of record in Book 411, Page 531, R.O.D.C., containing one and two tenth acres (1 2/10 acres).

Included in this description but expressly excluded from this conveyance is the land described as conveyed to the State of Tennessee in that certain warranty deed of record in Book 8526, Page 237, and in the Order of the Fifth Circuit Court (No. 92C-1338) of record in Book 8794, Page 604, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Myra Sue Ellis by deed from C. Edward Coomer, Executor of the Estate of Anna Mable Ellis, of record in Book 9960, Page 332, dated January 15, 1996, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees, and (2) Easement to Metro of record in Book 8794, Page 599 and 604, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2000 Old Murfreesboro Road, Nashville, TN 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.

Witness my hand this 29th day of March, 2010.

Myra Sue Ellis

Myra Sue Ellis

BILL GARRETT, Davidson County
Trans:T20100018513 DEEDWARR
Recvd: 03/30/10 13:29 2 pgs
Fees:13.00 Taxes:296.00

20100330-0023681

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 Myra Sue Ellis, with whom I am personally acquainted (or proved to me 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 and official seal at Nashville, Tennessee, this 29th day of March, 2010.

My Commission Expires: 11/7/12

Notary Public

