BILL GARRETT, Davidson County
Trans:T20100021644 DEEDWARR
Recvd: 04/12/10 15:00 3 pgs
Fees:18.00 Taxes:88.80
20100412-0027611

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $24,000.00

Affiant

Subscribed and Sworn to before me, this 8th day of April, 2010.

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Joe D. Howard 5328 Buena Vista Pike Nashville, TN 37218	SAME	08008012900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Josephine Ann Fitzgerald, devisee under the will of James Jerry Fitzgerald, deceased, and Larry Fitzgerald and Ronald Fitzgerald and Alison Lynn Kiger, heirs at law of Ruth Frances Fitzgerald, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Joe D. Howard**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows, to-wit:

Being Lot No. 349 on the Plan of Section Two, Bordeaux Hills, of record in Book 3600, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 349 fronts 55 feet on the southwesterly side of Holland Land and extends back 125.76 feet on the northwesterly line and 138.72 feet on the southeasterly line, to a line in the rear on which it measures 56.7 feet.

Being the same property conveyed to James Jerry Fitzgerald and mother, Ruth S. Fitzgerald by deed from Andrew Ewing, Trustee, of record in Book 3619, page 237, Register's Office for Davidson County, Tennessee. The said James Jerry Fitzgerald having died 12/30/07 and his Will being probated in the Seventh Circuit Court for Davidson County, Tennessee Docket No. 80P-101 with his wife, Josephine Ann Fitzgerald being the sole devisee. The said Ruth S. Fitzgerald aka Ruth Frances Fitzgerald having since died 2/9/08 intestate and her heirs at law being Alison Lynn Kiger (daughter and sole heir of James Jerry Fitzgerald, deceased), Larry Fitzgerald and Ronald Fitzgerald, pursuant to an Affidavit of Heirship recorded simultaneous herewith. Samuel F. Anderson has authority to sign for Larry Fitzgerald and Ronald Fitzgerald pursuant to the Order to Approve the Sale of Real Property in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-1566.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3600, Page 7, said Register's Office.

Subject to restrictions of record in Book 3537, Page 105, said Register's Office.

This is (x) improved ( ) unimproved property known as 3221 Holland Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 8th day of April, 2010.

Josephine Ann Fitzgerald

Josephine Ann Fitzgerald

Alison Lynn Kiger

Alison Lynn Kiger

Larry Fitzgerald by Samuel F. Anderson pursuant to Court Order

Larry Fitzgerald
By Samuel F. Anderson by Court Order

Ronald Fitzgerald by Samuel F. Anderson pursuant to Court Order

Ronald Fitzgerald
By Samuel F. Anderson by Court Order

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Josephine Ann Fitzgerald** the within named bargainor, with whom I am personally acquainted (or 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 and official seal at ~~Brentwood~~ NASHVILLE, Tennessee, this 8th day of APRIL, 2010.

Janice Boone
Notary Public

My Commission Expires: 8-22-2011

JANICE BOONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF ~~ARKANSAS~~ TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Alison Lynn Kiger** the within named bargainor, with whom I am personally acquainted (or 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 and official seal at NASHVILLE, ~~Arkansas~~ TENNESSEE, this 8th day of APRIL, 2010.

Janice Boone
Notary Public

My Commission Expires: 8-22-2011

JANICE BOONE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On April 8, 2010, before me personally appeared Samuel F. Anderson, to me known to be the person who executed the foregoing instrument in behalf of Larry Fitzgerald and Ronald Fitzgerald and acknowledged that he executed same as the free act and deed of said Larry Fitzgerald and Ronald Fitzgerald for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of April, 2010.

Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEERAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY