This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $116,000.00.

Affiant

Subscribed and sworn before me this the 16th day of April, 2010.

Notary Public
My commission expires:

CONNIE HOOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 4, 2013

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 4, 2013

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Misty Howell 420 Beech Ave Madison, TN 37115	SunTrust Mortgage 1001 Semmes Avenue Richmond, VA 23224	51-12-108

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOYCE MCKELVEY AND CARL MCKELVEY, JR, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MISTY HOWELL, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being the westerly part of Lot No. 6 on the unregistered plan of the subdivision of Haysboro Park Lot as shown on the Plan of Montague Park Subdivision, as of record in Book 421, page 141, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete legal description and further described as follows:

Beginning on the southerly margin of Beech Avenue at the northeast corner of Lot No. 18 on the Map of Andrew Jackson's Addition, as of record in Book 547, pages 83 and 84, said Register's Office, thence with the easterly line of said lot, southwardly 152 feet to the northwest corner of Lot No. 24 on the said Jackson's Addition; thence with the northerly line of Lots No. 24 and 25, eastwardly 60 feet, thence northerly 154 feet, more or less, to the southerly margin of Beech Avenue, thence with said Avenue, westerly 60 feet to the beginning.

Being all of the property conveyed to Joyce McKelvey by Deed of record in Instrument No. 200404028-0048096; dated 4/27/04; said Register's Office.

Carl McKelvey, Jr. husband of Joyce McKelvey, joins in the execution of this instrument to convey any interest, marital or otherwise, that he may have in subject property.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 420 Beech Ave, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th day of April, 2010.

Joyce McKelvey

Carl McKelvey, Jr

BILL GARRETT, Davidson County
Trans:T20100023337 DEEDWARR
Recvd: 04/20/10 11:22 2 pgs
Fees:13.00 Taxes:429.20
20100420-0029720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joyce McKelvey and Carl McKelvey, Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2010.

My commission expires:
11/7/12



Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public