# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Linda Mason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100027081 DEEDWARR
Recvd: 05/06/10 09:45 2 pgs
Fees:13.00 Taxes:318.20
20100506-0034440

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MEREDITH W. GOULD | SAME | MAP 61008 PARCEL 6 |
| (NAME) | (NAME) | |
| 1129 RICHMOND DRIVE | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **JAMES WALLACE, by and through Linda Mason, Attorney in Fact, and wife, CLARA M. WALLACE, by and through Linda Mason, Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH W. GOULD**, 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 the west part of Lot No. 15 on the Plan of Section One, King Subdivision, of record in Book 1130, page 94, Register's Office for Davidson County, Tennessee, as revised by instrument of record in Book 1733, page 249, said Register's Office.

Said part of said lot fronts 70 feet on the north side of Richmond Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to James Wallace and wife, Clara M. Wallace by deed of record in Book 6475, page 902, Register's Office for Davidson County, Tennessee.

LINDA MASON executes this instrument as Attorney in Fact for CLARA M. WALLACE pursuant to the General Durable Power of Attorney of record in Instrument No. 20100506-0034439 Register's Office for Davidson County, Tennessee.

LINDA MASON executes this instrument as Attorney in Fact for JAMES WALLACE pursuant to the General Durable Power of Attorney of record in Instrument No. 20100506-0034439, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 1129 RICHMOND DRIVE, NASHVILLE, TN 37216
(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 4/30/2010.

JAMES WALLACE

BY: LINDA MASON, Attorney in Fact

CLARA M. WALLACE

BY: LINDA MASON, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LINDA MASON, 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, and further acknowledged that SHE is the Attorney In Fact for CLARA M. WALLACE and is authorized by CLARA M. WALLACE to execute this instrument on HER behalf.

WITNESS my hand and official seal this 30th day of April, 2010.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 12-21-2011

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LINDA MASON, 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, and further acknowledged that SHE is the Attorney In Fact for JAMES WALLACE and is authorized by JAMES WALLACE to execute this instrument on his behalf.

WITNESS my hand and official seal this 30th day of April, 2010

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 12-21-2011