WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100032537 DEEDWARR
Recvd: 06/01/10 08:36 2 pgs
Fees:13.00 Taxes:253.08
20100601-0041537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,400.00

Affiant

Subscribed and sworn to before me, this the 17th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

RANDI LeANN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2011

THIS INSTRUMENT WAS PREPARED BY:
Beck & Beck Attorneys, PLLC
4205 Gallatin Road
Nashville, Tennessee 37216

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL Nos.
David Edward Ward 835 Brooks Avenue Madison, TN 37115	David Edward Ward 835 Brooks Avenue Madison, TN 37115	043 05 0 045.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wanda M. Carver, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto David Edward Ward, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3, of Block "A" on the Plan of Crestview Estates, as of record in book 843, Page 81, Register's Office for Davidson County, Tennessee, and described according to Survey made by T.R. Sanford, surveyor, March 5, 1958.

Said Lot No. 3, fronts 52.46 feet on the Southerly margin of Thornton Avenue, formerly Anderson Lane, as widened as runs back between parallel lines with the Westerly margin of Brooks Avenue, 153.3 feet, more or less to the Northerly line of Lot No. 4.

Being the same property conveyed to Wanda Carver by Warranty Deed from Bank of New York Mellon, on March 12, 2010, of record by Electronic Document Reference 20100326-0022612, Register's Office for Davidson County, Tennessee.

This is improved property known as 835 Brooks Avenue, Madison, Davidson County, Tennessee 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said **Grantee**, their heirs and assigns, forever; and I, Wanda M. Carver, 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular 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 17 day of May, 2010.

Wanda M. Carver

Wanda M. Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wanda M. Carver, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of May, 2010.

NOTARY PUBLIC

My Commission Expires: Jan. 3, 2011

RANDI LeANN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $68,400.00

AFFIANT

Subscribed and sworn to before me
this 17 day of May, 2010.

NOTARY PUBLIC

My Commission Expires: Jan. 3, 2011

RANDI LeANN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2011