BILL GARRETT, Davidson County
Trans:T20100033408 DEEDWARR
Recvd: 06/02/10 15:26 2 pgs
Fees:13.00 Taxes:190.37
20100602-0042590

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,450.00.

Affiant

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2010.

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 2-8-11
File No. G10-0744D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dirk Davenport (NAME)	Dirk Davenport (NAME)	43-9-342
311 Delaware Avenue (STREET ADDRESS)	309 Neelys Chase Dr (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Stan Vaught and Todd Davidson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dirk Davenport**, 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 certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING known as part of the Bixler Property and described by a survey made by George W. Watkins, Surveyor, dated June 18, 1955, and described as follows:

BEGINNING at an iron pin at the northwest corner of Delaware Avenue and Burrwood Street (now State Rt. 45); thence with the said Avenue with a curve radius to the right of 867.54 feet, a distance of 99.5 feet to the southeast corner of the lot conveyed to Willie K. Flatt and wife, of record in Book 2487, page 575, Register's Office for said County; thence westerly along Flatt's southerly line 200 feet to a point; thence South 13 degrees 30' West 109 feet to an iron pin in the north margin of Burrwood Street (now State Rt. 45); thence with said street, North 82 degrees 08' East 200 feet to the beginning.

BEING the same property conveyed to Thomas E. Stewart by Deed from Thomas E. Stewart & Beth P. Stewart, Trustees of the Stewart Family Living Trust UTA, dated June 23, 2008, in Instrument No. 200810210105563, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Stan Vaught and Todd Davidson from Nancy Sutton, Co-Personal Representative and Kristie S. Taylor, Co-Personal Representative of the Estate of Thomas E. Stewart, by Deed dated January 20, 2010, as Instrument No. 201001260006698, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 311 Delaware Avenue, 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 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. 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 my/our hand(s) this 28th day of May, 2010.

Stan Vaught _____ May 28, 2010
Stan Vaught Date

Todd Davidson _____ May 28, 2010
Todd Davidson Date

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 Stan Vaught and Todd Davidson, the bargainor(s), 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, this 28th day of May, 2010.

My Commission Expires: 5/30/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of May, 2010.

My Commission Expires:_____

_____
Notary Public

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066