BILL GARRETT, Davidson County
Trans:T20100034194 DEEDWARR
Recvd: 06/04/10 15:46 2 pgs
Fees:13.00 Taxes:450.11
20100604-0043669

Prepared By & Return To:
Lakeside Title & Escrow, LLC
833 Wren Rd Suite A
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF ~~MAY~~ 1ST JUNE, 2010.

Notary Public

Commission Expiration: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Zandrea Diggs 324 Moncrief Avenue Goodlettsville, TN 37072	~~Same~~ MAGNA BANK P.O. BOX 17257 MEMPHIS, TN 38187	Map/Parcel 01800005400

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, Michael E. Vetetoe, HEREINAFTER REFERRED TO AS THE **GRANTOR**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zandrea Diggs, Married, HEREINAFTER CALLED THE **GRANTEE**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, described according to a survey made by J. R. Scott, Surveyor, June 22, 1951, as follows:

Beginning at a point on the southerly margin of Moncrief Avenue, North 20 deg. East, 258 feet from the northeast corner of the property conveyed by S. W. Prowse and wife, by deed from W. C. Moncrief and Company, Inc., of record in Book 1676, page 210, Register's Office for said county, said point being southwest corner of said Moncrief Avenue and a 50-foot unnamed street; thence with the westerly margin of said unnamed street, south 20 deg. west 258 feet to the said Prowse's northeast corner; thence with Prowse's northern boundary line, north 69 deg. west 85 feet; thence north 18 deg. east 252 feet to the southerly margin of Moncrief Avenue; thence with the margin off said Avenue, south 72 deg. east 92 feet to the beginning.

BEING the same property conveyed by deed to Michael E. Vetetoe and wife, Teresa J. Vetetoe, from Pattie Camille Vetetoe Sanders, Cynthia Gayle Vetetoe Hamblen, Karen Elaine Vetetoe Wilkerson, Christopher Lee Vetetoe and Michael E. Vetetoe, of record in Book 10591, page 276, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael E. Vetetoe by deed from Teresa Jeannine Day Vetetoe, dated 07/20/2004 and filed for record on 08/10/2004, in Instrument No. 20040810-0096256, Register's Office for Davidson County, Tennessee. And corrected in Instrument # 20050502-0048619.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 324 Moncrief Avenue, Goodlettsville, TN 37072.

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 this 28th day of May, 2010.

Michael E. Vetetoe

Michael E. Vetetoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael E. Vetetoe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this 28th day of May, 2010.

Notary Public

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration: 6-26-11