BILL GARRETT, Davidson County
Trans:T20100035244 DEEDWARR
Recvd: 06/10/10 09:08 2 pgs
Fees:13.00 Taxes:81.40
20100610-0044951

This Instrument Prepared By:
Ronald H. Bice, Jr. Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
Frederick R. Stephens 104 Sunset Drive Nashville, TN 37207	Same	Map 071-14 Parcel 333.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **ALLEN MAXEY, an unmarried man,** Grantor has this day conveyed, bargained and sold, and do hereby transfer and convey unto **FREDERICK R. STEPHENS,** his heirs, representatives and assigns, hereinafter referred to as Grantee, all of their right, title, interest and ownership in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 36 of Block A on the Plan of East View Subdivision of the Schwab Property of record in Book 547, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 36 of Block "A" fronts 50 feet on the northerly margin of Ligon Avenue and extends back between parallel lines 120 feet to a dead line in the rear.

Being the same property conveyed to Allen Maxey by warranty deed from Wortha D. Law, Jr. and Lisa Law Soncrant of record as Instrument Number 20090316-0023415, Register's Office for Davidson County, Tennessee.

This is improved property known as 16 Ligon Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his representatives, successors and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows: (1) 2010 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been withheld from Grantor at closing and Grantee will be responsible for paying 2010 property taxes when they become due and (2) such set backs and encumbrances that may appear on the plat of the subdivision.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 8th day of JUNE, 2010.

ALLEN MAXEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater of this transfer is $22,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of JUNE 2010.

Notary Public

My Commission Expires: 11-4-13

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice Jr., a Notary Public in and for said County and State, ALLEN MAXEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of JUNE, 2010.

Notary Public
My Commission Expires: 11-4-13

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN