WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100039885 DEEDWARR
Recvd: 06/30/10 10:30 2 pgs
Fees:13.00 Taxes:505.79
20100630-0051076

R-VRES-10-1007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,700.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Carol Ann Turney	NEW OWNER (NAME)	
1007 Delmas Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	72-9-184.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MATTHEW S. LOGAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROL ANN TURNEY , UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST HALF OF LOT NO. 10 ON THE MAP OF EAST HILL ADDITION, AS OF RECORD IN BOOK 332, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF SAID LOT NO. 10 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WEST DELMAS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 191 FEET MORE OR LESS TO THE SOUTH LINE OF THE SPAIN SUBDIVISION.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW S. LOGAN, MARRIED BY WARRANTY DEED FROM ESTATE OF JOHN E. NASH, DECEASED, RECORDED ON THE 3RD DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031003-0146376, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 33; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1007 Delmas Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 25 day of June, 2010.

MATTHEW S. LOGAN by

Matthew S. Logan by Chuck Hamby as Attorney in Fact

LORI R. LOGAN by AS ATTORNEY IN FACT

Lori R. Logan by Chuck Hamby as Attorney in Fact

AS ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

On this the 25 day of June, 2010, before me personally appeared Chuck Hamby to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Matthew S. Logan, married Lori R. Logan and who acknowledged he/she/they executed the same as the free act and deed of the said Matthew S. Logan, married Lori R. Logan.

Witness my hand and official seal, this the 25 day of June, 2010.

Notary Public

My Commission Expires: 7-2-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

~~RETURN TO:~~
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067