

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of June, 2010.

Lori J. Womble
Notary Public

My commission expires: 7/16/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows: **James Robert Maddux**	Send Tax Bills To: **Same**	Map-Parcel Numbers **133-12-0-146.00**
266 Elysian Fields Road		
Nashville, TN		

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 ACKNOWLEDGE, I,

Melody Robinson

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Robert Maddux

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 all of Lot No. 57, VALLEY VIEW MEADOWS, SECTION III, according to survey and plat of same appearing of record in Plat Book 3700, page 93, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Dell Jones, a single person by deed of record in Book 7452, page 516, of the Register's Office of Davidson County, Tennessee. The said Dell D. Jones died on November 17, 2009. The Last Will and Testament of the said Dell D. Jones was filed in the 7th Circuit Court for Davidson County, Tennessee Probate Division and muniment of title was established by Order of Probate Without Formal Administration in Case Number 10-P-660 in said Court. The Last Will and Testament of Dell D. Jones devised and bequeathed all property of the decedent to her only child, Melody J. Ramsey (now Robinson).

THIS conveyance is subject to the restrictive covenants of record in Book 3673, page 439, Book 3776, page 214, Book 4065, page 227 and Book 4082, page 106, and, to any and all other matters as shown on subdivision plat of record in Plat Book 3700, page 93, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **266 Elysian Fields Road, Nashville, TN 37211**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **22nd** day of **June, 2010.**

Melody Robinson by Mark Moore attorney in fact

Melody Robinson, by Mark S. Moore, Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20100041621 DEEDWARR
Recvd: 07/07/10 13:55 2 pgs
Fees:13.00 Taxes:333.00

20100707-0053235

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, MARK S. MOORE, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by their constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, MELODY ROBINSON, by virtue of an instrument of record in Instrument Number 20100707-0053234, of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this **22nd** day of **June, 2010.**

Lori T. Womble
Notary Public

My Commission Expires: 7/16/2011

