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BOX-14A

22688-3
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100048926 DEEDWARR
Recvd: 08/09/10 09:51 2 pgs
Fees:13.00 Taxes:1476.30

20100809-0062513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-21-12

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl Walny	Fidelity Bank, d/b/a Fidelity Bank Mtg.	MAP 117-12
1512 Grandview Drive	3 Corporate Square, Suite 700	PARCEL 159
Nashville, TN 37215	Atlanta, GA 33029	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Helen S. Goff, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daryl Walny and wife, Kelsey L. Walny,** 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:

LAND in Davidson County, Tennessee, being Lot No. 31 and the easterly 35 feet of Lot No. 32, Block "M" on the Map of Maplehurst Subdivision, of record in Book 843, pages 22 and 23, Register's Office for Davidson County, Tennessee.

SAID lot and part of lot adjoin and front together 85 feet on the northerly side of Grandview Drive and run back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Helen S. Goff, unmarried, by deed from Van Young and Pauline Young, married, of record in Instrument number 200211260146683, Register's Office for Davidson County, Tennessee, dated November 22, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) 2010 Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1512 Grandview Drive, Nashville, TN 37215.**

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 the 6th day of August, 2010.

Helen S. Goff

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 **Helen S. Goff** the bargainor~~—~~; with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor~~—~~, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of August, 2010.

My Commission expires: May 8, 2012

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public