WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-RM-09-234

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Delmar	Joe Delmar	
234 Westfield Drive	(NAME) 234 Westfield Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	128-13-A-234.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY KATHERINE CANTRELL, WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOE DELMAR AND JOANN DELMAR, 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 UNIT 234, THE WESTFIELD CONDOMINIUMS (FORMERLY THE HAMLET), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 590, REVISED IN PLAT BOOK 6250, PAGE 748, SITE PLAN IN AMENDMENT TO MASTER DEED OF RECORD IN BOOK 6831, PAGE 982, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM WALLACE CANTRELL, JR., AND WIFE, MARY KATHERINE CANTRELL BY WARRANTY DEED FROM ELIZABETH D. BAUGH, UNMARRIED, RECORDED ON THE 25TH DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021125-0145888, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID WILLIAM WALLACE CANTRELL, JR. HAVING SINCE DIED, LEAVING MARY KATHERINE CANTRELL AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 234 Westfield Drive, Nashville, Tennessee 37221
(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.

BILL GARRETT, Davidson County
Trans: T20100053596 DEEDWARR
Recvd: 08/27/10 14:10 2 pgs
Fees: 13.00 Taxes: 351.50

20100827-0068102

Witness my/our hand(s) this 22nd day of October, 2009.

~~William Wallace Cantrell Jr.~~

Mary Katherine Cantrell by
Peggy J. Brewer, attorney in fact

Mary Katherine Cantrell

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of October, 2009, before me personally appeared Peggy J. Brewer 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 Mary Katherine Cantrell and who acknowledged she executed the same as the free act and deed of the said Mary Katherine Cantrell.

Witness my hand and official seal, this the 22nd day of October, 2009.

Notary Public

My Commission Expires: 1/9/2012

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

Return To:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212