BILL GARRETT, Davidson County
Trans:T20100054138 DEEDWARR
Recvd: 08/31/10 08:39 2 pgs
Fees:13.00 Taxes:495.80
20100831-0068882

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 2010.

Notary Public
MY COMMISSION EXPIRES: 9/19/11

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
James and Alice Hambrick	New Owner	041-04-0/044.00
(NAME) 4087 Marydale Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MARTHA PHARRIS, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. HAMBRICK AND ALICE F. HAMBRICK, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 66 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION IV, AS OF RECORD IN BOOK 3300, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF MARYDALE DRIVE, AT THE CORNER OF LOT NOS. 65 AND 66; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 200 FEET TO A CORNER OF LOT 64; THENCE WITH THE LINE BETWEEN LOT NOS. 64 ABD 66, NORTHERLY 201 FEET TO THE SOUTH MARGIN OF DALEMERE DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 175 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHWESTERLY 39.27 FEET TO THE EAST MARGIN OF MARYDALE DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 176 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HUBERT PHARRIS AND MARTHA PHARRIS BY WARRANTY DEED FROM ROBERT B. HENDLEY AND ROBERT N. GAMBILL, RECORDED ON JULY 23, 1962 IN BOOK 3405, PAGE 599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HUBERT PHARRIS IS DECEASED. HIS DATE OF DEATH WAS JANUARY 15, 1989.

This is improved property, known as 4087 MARYDALE DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are

lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 23rd day of Aug, 2010.

Martha Pharris - Charlotte Neal
MARTHA PHARRIS
BY: CHARLOTTE NEAL, ATTY. IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CHARLOTTE NEAL AS ATTORNEY IN FACT FOR MARTHA PHARRIS, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 23rd day of Aug, 2010.

NOTARY PUBLIC
My commission expires: 9-18-12

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY