BILL GARRETT, Davidson County
Trans:T20100064835 DEEDWARR
Recvd: 10/13/10 13:01 2 pgs
Fees:13.00 Taxes:351.50
20101013-0082019

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 THE 29th DAY OF September, 2010.

Notary Public
MY COMMISSION EXPIRES: 5/6/2013
File No. G10-1137D

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ricky Day Jr., an unmarried person, and Diana M. Ross, an unmarried woman (NAME) 309 Hadley Avenue (STREET ADDRESS) Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	NW owner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	44-11-49

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 HEREBYACKNOWLEDGED, WE, **Brenda Layne and Helen Juanita Stephens,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky Day Jr., an unmarried person, and Diana M. Ross, an unmarried woman, as tenants in common with the right of survivorship,** 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 part of Lot No. 90 and part of Lot No. 91 on the plan of SECTION "A", VILLAGE OF OLD HICKORY, as shown by plat of record recorded July 16, 1948, in Book 1424, Page 68, and Plat showing Revision of easements recorded October 28, 1949 in Book 1762, page 558, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Starting with an iron pin a the northwest corner of Lot No. 90; thence south 1 degree -29minutes west 51.6 feet along the western line of Lot No. 90 to an iron pin which is the point of beginning.

1) South 86 degrees 23 minutes East 286.2 feet to an iron pin; thence
2) South 0 degree 47 minutes West 127.5 feet to an iron pin; thence
3) North 72 degrees 26 minutes West 304.1 feet to an iron pin; thence
4) In a northerly direction around a curve having a radius of 164.4 feet, 39.9 feet to a concrete monument; thence
5) North 1 degrees 29 minutes East 14.6 feet to an iron pin and the point of beginning, containing 0.38 acres, more or less.

BEING the same property conveyed to Brenda Layne and Helen Juanita Stephens from Brenda Layne, Executrix for The Estate of Sandra McMurtry, by Quit Claim Deed dated August 14, 2009, as Instrument No. 200909020082298, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Luther L. McMurtry and wife, Mattie S. McMurtry by deed from Woodrow W. Moore and wife, Annette C. Moore of record in Book 1971, page 421, Register's Office for Davidson County, Tennessee.

Mattie S. McMurtry has since died, October 11, 1968, vesting sole ownership in Luther L. McMurtry as surviving tenant by the entirety. Luther L. McMurtry has since died January 20, 1974 and by Virtue of his Last Will and Testament probated June 11, 1974, #60062, devised said property Sandra F. McMurtry. The said Sandra F. McMurtry has since died April 21, 2008 and pursuant to he Last Will and Testament dated June 27, 2007 and probated in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 08P-725, devising said property to Helen Juanita Stephens and Brenda Watson Layne, and also appointing Brenda Watson Layne, Executrix for the Estate of Sandra McMurtry. Brenda Layne and Brenda Watson Layne is one and the same person. Helen Juanita Stephens and Juanita Stephens is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 309 Hadley Avenue, Old Hickory, TN 37138.

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. Whenever 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 29th day of September, 2010.

Brenda Layne — September 29, 2010
Brenda Layne — Date

Helen Juanita Stephens — September 29, 2010
Helen Juanita Stephens — Date

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 Brenda Layne and Helen Juanita Stephens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September, 2010.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066