BILL GARRETT, Davidson County
Trans:T20100069062 DEEDWARR
Recvd: 11/01/10 13:32 2 pgs
Fees:13.00 Taxes:1061.90
20101101-0087218

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

G-VRE-10-1408

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

Subscribed and sworn to before me this 29th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN. STATE OF TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly S. Graves	Synovus Mortgage Corporation	
1408 Eastland Avenue (ADDRESS)	2204 Lakeshore Drive, Ste 325 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	83-5-386.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT J. MCNAMARA, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEVERLY S. GRAVES AND KELLY MOORE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

BEING PART OF LOT NO. 8 ON THE MAP OF THE SUBDIVISION OF THE C.F. ORDWAY'S HOME PLACE AS OF RECORD IN BOOK 57, PAGE 88, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF EASTLAND AVENUE, FORMERLY VAUGHN PIKE, 250.0 FEET WEST OF THE WESTERLY MARGIN OF 15TH STREET; THENCE SOUTHERLY PARALLEL TO THE WESTERLY MARGIN OF 15TH STREET, 170.0 FEET TO THE NORTH MARGIN OF AN ALLEY; THENCE WITH THE MARGIN OF THE SAME WESTERLY 50.0 FEET; THENCE NORTHERLY 170.0 FEET TO THE SOUTHERLY MARGIN OF EASTLAND AVENUE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 50.0 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. MCNAMARA, UNMARRIED BY WARRANTY DEED FROM FRANK CONLEY, UNMARRIED, RECORDED ON THE 19TH DAY OF JUNE, 1998 IN DEED BOOK 10983, PAGE 826, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 88; AND BOOK 8522, PAGE 92; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1408 Eastland Avenue, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 29th day of October, 2010.

Robert J. McNamara

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. McNamara, the within named bargainor, 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 the 29th day of October, 2010.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903