BILL GARRETT, Davidson County
Trans:T20100071439 DEEDWARR
Recvd: 11/10/10 09:44 3 pgs
Fees:18.00 Taxes:481.00
20101110-0090293

Prepared by:
Realty Title & Escrow Company, Inc.
291-D Clear Sky Court
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF Dickson
The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Cindy Smith
Affiant

DEANNA FAYE WOOD STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 03-19-2014

Subscribed and sworn to before me, this 5th day of November, 2010.

Deanna Faye Wood
Notary Public
My commission expires: 3-19-2014

17-1009-170592

Address of New Owner:	Send Tax Bills to:	Tax Information
Albert J. Thoni 7273 Green Meadow Nashville, TN 37221	New Owner	142-10-0-126

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gina Ann Messina, individually and as Administratrix of the Estate of William J. Warren aka William Joseph Warren deceased, Kenneth M. Bird, III, Sue Krantz, Linda Fulghum, George Slater, Jerry Slater, Anna Cook, Debbie Roland, James M. Slater, Presley E. Slater, David B. Slater and Stephen M. Slater, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Albert J. Thoni, hereinafter called the Grantees, their successors 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. 53 on the plan of Green Meadows Subdivision, Section 2, of record in Book 5210, Page 37, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Warren, unmarried, by deed from Robert B. Hendley and Douglas C.Whiteside, dated March 2, 1979, recorded March 5, 1979 in Book 5401, Page 555, Register's Office for Davidson County, Tennessee. William J. Warren having since died intestate on September 14, 2008, unmarried, with no issue and with no parents surviving. The Estate of William J. Warren a/k/a William Joseph Warren is currently being probated before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 09P-542. The Grantors herein are all the issue of the two sisters, Maudie Slater and Mary Ann Bird, the only siblings of William J. Warren, both of whom predeceased William J. Warren, leaving Gina Ann Messina, Kenneth M. Bird, III, Sue Krantz, Linda Fulghum, George Slater, Jerry Slater, Anna Cook, Debbie Roland, James M. Slater, Presley E. Slater, David B. Slater and Stephen M. Slater as his heirs at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7273 Green Meadow, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of November, 2010.

Gina Ann Messina Administratrix

Gina Ann Messina, Administratrix of
the Estate of William J. Warren

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gina Ann Messina, Administratrix of the Estate of William J. Warren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 5th day of November, 2010.

Deanna Faye Wood

Notary Public
State of Tennessee at Large
My Commission expires: _____

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 03-19-2014

WITNESS my hand this 5th day of November, 2010.

Gina Ann Messina Attorney-in-fact.

Gina Ann Messina as Attorney-in-Fact for Kenneth M. Bird, III, Sue Krantz, Linda Fulghum, George Slater, Jerry Slater, Anna Cook, Debbie Roland, James M. Slater, Presley E. Slater, David B. Slater and Stephen M. Slater

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gina Ann Messina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Kenneth M. Bird, III, Sue Krantz, Linda Fulghum, George Slater, Jerry Slater, Anna Cook, Debbie Roland, James M. Slater, Presley E. Slater, David B. Slater and Stephen M. Slater and that as such attorney-in-fact she is authorized to execute this instrument on their behalf.

POA's of record in Instrument #'s 201011040088570, 201011040088571, 201011040088572, 201011040088573, 201011040088574, 201011040088575, 201011040088576, 201011040088577, 201011040088578, 201011040088579, 201011040088580, Register's Office for Davidson County, Tennessee.

Witness my hand in Dickson TN, this 5th day of November, 2010.

Deanna Faye Wood

Notary Public
State of Tennessee at Large
My Commission expires: _____

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 03-19-2014

WITNESS my hand this 5th day of November, 2010.

Gina Ann Messina

Gina Ann Messina,

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gina Ann Messina, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 5th day of November, 2010.

Deanna Faye Wood

Notary Public
State of Tennessee at Large
My Commission expires: _____

