BILL GARRETT, Davidson County
Trans:T20110022902 DEEDWARR
Recvd: 04/19/11 09:34 2 pgs
Fees:13.00 Taxes:619.75
20110419-0030023

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110400097

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$167,500.00

M. Donald Hancock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
15th day of APRIL, 2011

Gail C. Victory
Notary Public

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES: ~~September 9, 2014~~

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. DONALD HANCOCK **324 WELLINGTON DRIVE** **MADISON, TN 37115**	**SAME**	**051-11-0-008.00**

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 HEREBY ACKNOWLEDGED, WE,

SANDRA L. HASTINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M. DONALD HANCOCK AND ALEX MARK ANGELL, AS TENANTS IN COMMON WITH 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 Lot Number 64 on the plan of Oakland Acres, Section VII, as of record in Book 2663, Page 108, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Saunders Avenue; the common front corner of Lots Numbers 63 and 64 on said plan; thence eastwardly along the dividing line between said two lots, 185.3 feet to a point; thence southwardly 170 feet to a point in the north margin of Wellington Drive; thence westwardly along the margin of said Drive 231.2 feet to a point which is the beginning of a curve; thence around said curve 37.2 feet to a point in the east margin of Saunders Avenue; thence northwardly along the east margin of Saunders Avenue, 158.9 feet to the point of beginning.

BEING the same property conveyed to LaVerne I. Hubley, a widow, by Warranty Deed from Richard W. Jones and wife, Gloria B. Jones, dated 8/3/67 and recorded 8/7/67 in Book 4159, page 236, Register's Office for Davidson County, Tennessee.
The said LaVerne I. Hubley died testate on November 6, 2008 and by her Last Will and Testament filed as Docket Number 08P-1941 - Estate of LaVerne Imogene Hubley in the Probate Court for Davidson County, Tennessee and by Affidavit of Inheritance of Real Estate, dated January 29, 2009 and recorded February 3, 2009, in Instrument Number 20090203-0009277, Register's Office for Davidson County, Tennessee, subject property is vested to her daughter and sole heir, Sandra Lois Hubley Hastings.

This is improved (X) property known as **324 WELLINGTON DRIVE, MADISON, TN 37115**
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. 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 15th day of APRIL, 2011.

Sandra L. Hastings
SANDRA L. HASTINGS

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 SANDRA L. HASTINGS 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 at Nashville, Tennessee, this 15th day of APRIL, 2011.

Commission Expires:_____

_____
Notary Public

GAIL C. VICTORY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014