This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2011-039

BILL GARRETT, Davidson County
Trans:T20110025538 DEEDWARR
Recvd: 05/02/11 09:34 2 pgs
Fees:13.00 Taxes:222.00
20110502-0033147

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Donna Hall Kelley	(NAME) Same as new owner	Map & Parcel # or ID# 0430400300
(STREET ADDRESS) 917 Duncan Street	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Gallatin TN 37066	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **GLADYS T. HARGIS,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **DONNA HALL KELLEY, a married woman,** Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value whichever is greater, for this transfer is $60,000.00.

Subscribed and sworn to before me this the 29th day of April, 2011.

Affiant

My commission expires: 10/25/14

Marjorie A. Haines, Notary Public

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

This is improved property known as 104 Hickman Street, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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 our hand this 29th day of April, 2011.

Gladys T. Hargis by Tina Marie Hangey Hargis, AIF

Gladys T. Hargis by Tina Marie Hangey Hargis, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 26th day of April, 2011, personally appeared before me, the undersigned, a Notary Public for said County and State, **TINA MARIE HANGEY HARGIS, Attorney-in-Fact for GLADYS T. HARGIS,** 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 executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2011.

Marjorie A. Haines, Notary Public
My Commission Expires: 10/25/14

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2014

ENCUMBRANCES

1. 2011 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Easement shown of record in Book 4342, page 137, Register's Office, Davidson County, Tennessee.

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Scenic View Subdivision in the 4th Civil District of Davidson County, Tennessee, according to an unrecorded plan prepared by W. W. Turner Company, Engineers, on August 20, 1948, but not of record. Said lot is more particularly described as follows: Starting with a concrete monument in the south end of the return at the southwest corner of the intersection of Hadley Bend Road and Hickman Street, and running thence the following courses and distances: In a southwesterly direction along the westerly margin of Hickman Street a distance of 169.6 feet to an iron pin and the point of beginning; thence, continuing in a southwesterly direction along the westerly margin of Hickman Street a distance of 100 feet to an iron pin on a line between Lot Nos. 3 and 4; thence in a northwesterly direction along the line between Lots 3 and 4 a distance of 249.8 feet to an iron pin in a dead line; thence in a northeasterly direction along the rear of Lot No. 3, a distance of 100 feet to an iron pin on a line between Lots 2 and 3; thence in a southeasterly direction along the line between Lots 2 and 3 a distance of 249.8 fee to an iron pin and the point of beginning.

Being the same property conveyed to James H. Hargis and wife, Gladys T. Hargis, by Deed dated 05/23/69 from Delton Wilma Baugh and Marjorie Dombeck of record in Book 4338, page 668, Register's Office for said County.

The said James H. Hargis is now deceased, leaving Gladys T. Hargis as the sole surviving tenant.