BILL GARRETT, Davidson County
Trans:T20110035108 DEEDWARR
Recvd: 06/13/11 11:02 2 pgs
Fees:13.00 Taxes:351.50

20110613-0045056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 9TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dixie M. Wooten, an unmarried woman	SAME	06101000600
	(NAME)	
235 Maplewood Trace (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Irene K. Peed and husband, Donald D. Peed, Sr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dixie M. Wooten, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE PLAN OF THE SUBDIVISION OF THE LANDS OF WILLIAM PHILLIPS, AS OF RECORD IN BOOK 57, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE NORTHERLY MARGIN OF MAPLEWOOD LANE, AT A POINT 169.7 FEET WEST OF THE WESTERLY MARGIN OF WALTON LANE, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO DAN EDMONDSON, JR. AND WIFE, BY DEED FROM L.D. JONES AND WIFE, OF RECORD IN BOOK 3461, PAGE 239, SAID REGISTER'S OFFICE; THENCE WITH THE WESTERLY LINE OF SAID EDMONDSON PROPERTY, NORTH 6 DEG. 25 MIN. EAST 250 FEET; THENCE NORTH 83 DEG. 35 MIN. WEST 80 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO MALCOLM MOSS AND WIFE, BY DEED FROM L. B. JONES AND WIFE, OF RECORD IN BOOK 3315, PAGE 363, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY LINE OF SAID MOSS PROPERTY, SOUTH 6 DEG. 25 MIN. WEST 250 FEET TO THE NORTHERLY MARGIN OF MAPLEWOOD LANE; THENCE WITH THE SAID LANE, SOUTH 83 DEG. 35 MIN. EAST 80 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IRENE PEED BY DEED FROM JEANETTE R. CARR BRICE AND IDA M. CARR, BOTH UNMARRIED, DATED 05/16/03 AND RECORDED 05/19/03 BY INSTRUMENT NO. 20030519-0068023, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

DONALD D. PEED, SR. JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 235 Maplewood Trace, Nashville, TN 37207
(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 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

WARRANTY DEED
(Continued)

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/our hand(s) this 9th day of June, 2011.

Irene K. Peed
Irene K. Peed

Donald D. Peed Sr.
Donald D. Peed, Sr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irene K. Peed and husband, Donald D. Peed, Sr. the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of June, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072