BILL GARRETT, Davidson County
Trans:T20110038944 DEEDWARR
Recvd: 06/29/11 13:09 2 pgs
Fees:13.00 Taxes:462.50
20110629-0049700

WARRANTY DEED

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Katherine Hildreth
Affiant

Subscribed and Sworn to before me, this 27th day of May, 2011.

Rita B. Mitchell
Notary Public

My commission expires:
4-24-11

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Katherine Hildreth 237 Morton Avenue Nashville, TN 37211	KATHERINE HILDRETH 237 MORTON AVE. NASHVILLE, TN 37211	11914023600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diane M. Uselton, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Katherine Hildreth, unmarried**, hereinafter called the Grantee(s), 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 No. 48 on the Plan of William Lee Subdivision of Roth Property, as of record in Book 1130, page 67, Register's Office for said County.

Said Lot fronts 60 feet on the south side of Morton Avenue and runs back between parallel lines 185 feet to a dead line in the rear on which it measures 57.4 feet.

Being the same property conveyed to Diane M. Uselton by deed from the Beneficiaries under the Will of Ruth Mary Doersam, deceased, dated April 5, 1988, and admitted to Probate in the Probate Court of Davidson County, Tennessee, File #94P-603, of record in Book 9516, page 701, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 237 Morton Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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 hands this 27th day of May, 2011.

Diane M. Uselton

Diane M. Uselton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Diane M. Uselton** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of May, 2011.

Notary Public

My Commission Expires: 11-5-14

ELAINE P. GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2014