WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110045392 DEEDWARR
Recvd: 07/27/11 09:55 2 pgs
Fees:13.00 Taxes:832.50
20110727-0057342

R-FSBO-11-4404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-14

(AFFIX SEAL) MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay Artibee	next owner	
4404 Utah Avenue	(NAME)	103-04-0-120.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MILDRED P. HINES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAY ARTIBEE AND CARL EVERTSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 9 OF BLOCK 2 ON THE MAP OF PART OF SYLVAN PARK, AS OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 9 FRONTS 50 FEET ON THE NORTHERLY SIDE OF UTAH, FORMERLY 7TH AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO FRED L. HINES AND WIFE, MILDRED P. HINES BY DEED FROM JAMES E. GREEN AND WIFE, DOROTHY GREEN AS OF RECORD IN BOOK 4494, PAGE 513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID FRED L. HINES HAVING SINCE DIED (2/9/01) LEAVING MILDRED P. HINES AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 332, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4404 Utah Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of July, 2011.

Mildred P. Hines by William G. Hines, attorney-in-fact
Mildred P. Hines by William G. Hines,
attorney-in-fact

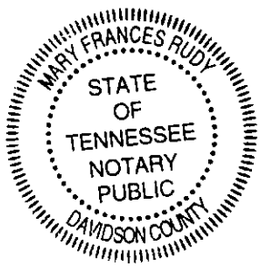
STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of July, 2011, before me personally appeared William G. Hines to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mildred P. Hines and who acknowledged he/she/they executed the same as the free act and deed of the said Mildred P. Hines.

Witness my hand and official seal, this the 25th day of July, 2011.

Mary Frances Rudy
Notary Public

My Commission Expires: 5-2014



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903