WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/12 16:22 2 pgs
Fees:13.00 Taxes:1184.00
20120113-0004124

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$320,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 13th day of January, 2012.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dean White	SAME	104-05-0-040.00 &104-05-0-041.00
P.O. Box 1150		
Cape Girardeau, MO 63702-1150	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **I. C. Waddey, Jr. and wife, Ann McRedmond Waddey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dean White**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel 1: 3708 Murphy Road:

Being Lot No. 8 on the plan of West Grove Subdivision, of record in Book 421, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 50 feet on the northerly side of Murphy Road and runs back between parallel lines, 164.4 feet, to an alley.

Being the same property conveyed to I.C. Waddey, Jr. and wife, Ann McRedmond Waddey, by deed from Earl Waldrup and wife, Josephine W. Waldrup, on April 30, 1990, of record in Book 8100, page 110, Register's Office for Davidson County, Tennessee.

Parcel 2: 3706 Murphy Road:

Being Lot No. 7 on the plan of West Grove Subdivision, of record in Book 421, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Massman Corner Partners, I.C. Waddey, Jr. and Ann M. Waddey, by deed from McCauley Gray, III, unmarried, on September 3, 1997, of record in Book 10596, page 3, Register's Office for Davidson County, Tennessee. And further conveyed to I.C. Waddey, Jr. and wife, Ann M. Waddey by Quitclaim Deed from Massman Corner Partners of record in Book 10862, page 408, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 85, 89 and 109, Register's Office Davidson County, Tennessee.

This is improved property known as: **3708 Murphy Road, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 13, 2012.

I. C. Waddey, Jr.

Ann McRedmond Waddey
aka Ann M. Waddey

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **I. C. Waddey, Jr.* and Ann McRedmond Waddey aka Ann M. Waddey** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

* I.C. Waddey, JR.

WITNESS my hand and Official Seal at office this January 13, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY