THIS INSTRUMENT PREPARED BASED UPON INFORMATION FURNISHED BY THE PARTIES.
NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

STATE OF TENNESSEE
COUNTY OF Davidson

10826

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2001.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 1/25/2003

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 25, 2003

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel D. Dunaway, Sr.	New Owner	75-13-180
(NAME)	(NAME)	
307 Bonnaridge Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Hermitage, TN 37076		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William C. Tomlin, Sr. and wife, Lera Tomlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel D. Dunaway and wife, Mildred W. Dunaway

HEREINAFTER CALLED THE GRANTEES, 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. 50 on the Plan of Hermitage Hills Subdivision, Section 1, of record in Book 2900, pages 48 and 49, Register's Office for said County.

Said Lot No. 50 fronts 90.0 feet on the northerly margin of Bonnaridge Drive and extends back between lines measuring 150.0 feet on the westerly side and 154.4 feet on the easterly side to a dead line in the rear on which it measures 87.0 feet.

BEING the same property conveyed to William Tomlin and wife, Lera Tomlin by deed from George W. Hartley and wife, Mary E. Hartley, filed of record in Book 8870, page 684, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 307 Bonnaridge Drive, Hermitage, TN 37076

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 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 their hands this 12th day of January, 2001.

William C. Tomlin

Lera Tomlin

Davidson County DEEDWARR
Recvd: 01/18/01 08:56 2pgs
Fees:11.00 Taxes:314.50

20010118-0005263

10826

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

William C. Tomlin and wife, Lera Tomlin

the bargainors, 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 at Nashville, Tennessee, this 12th day of January, 2001.

My commission expires 1/25/2003

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 25, 2003