Record and return to:
Nations Title Agency, Inc.
5214 Maryland Way., Ste. 208
Brentwood, TN 37027
017N00526

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Davidson County DEEDWARR
Recvd: 06/12/01 10:35 2pgs
Fees:11.00 Taxes:362.60
20010612-0061695

ADDRESS NEW OWNER:
**Daniel D. Renya**
**4105 Woodway Lane**
**Hermitage, Tennessee 37076**

SEND TAX BILL TO:
Franklin American Mortgage Company
501 Corporate Centre Dr., Ste. 400
Franklin, TN 37067

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr.,Ste. 400
Franklin, TN 37067

MAP **86-16**
GROUP
PARCEL **69**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J.D. Eatherly and Dial Properties, LLC,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daniel D. Renya and wife, Auralia F. Renya**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 of Valley Grove Subdivision, Section 6, of record in Plat Book 5200, page 583, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to J.D. Eatherly and Dial Properties, LLC, by deed from Derrick E. Hutchinson and wife, Kristie L. Hutchinson of record in Instrument no. 20010305-0020169, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 4105 Woodway Lane, Hermitage, Tennessee 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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 30th day of May, 2001.

J. D. Eatherly

Dial Properties, LLC

By: _____
Larry Dial, Chief Manager

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned authority of the State and County aforesaid, a Notary Public, personally appeared **J.D. Eatherly,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledges that he executed the foregoing instrument for the purposes therin contained.

WITNESS my hand and official seal this 30th day of May, 2001.

Thomas I. Bottorff

My Commission Expires: 2/23/2002

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry Dial** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chief Manager of Dial Properties, LLC, the within named bargainor, a limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the bargainor as such authorized officer.

WITNESS my hand and official seal this 30th day of May, 2001.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $98,000.00

AFFIANT

Subscribed and sworn to before me on this 30th day of May, 2001.

NOTARY PUBLIC

My Commission Expires:

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 25, 2003