Davidson County DEEDWARR
Recvd: 08/12/04 15:01 2pgs
Fees:13.00 Taxes:451.40

20040812-0097676

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2004.

Notary Public
My commission expires: 9/4/05

MARK BLAYNEY LEDDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

02-0407-43310

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda Standefer Chapin 5414 Oakmont Circle Nashville TN 37209	New Owner	103-07-0-046.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gary L. Dunkle and wife, Jaclynn Dunkle, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Linda Standefer Chapin, hereinafter called the Grantees, their successors 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. 35 on the Plan of Section One, Richland Meadows, of record in Plat Book 2083, Page 40, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Gary L. Dunkle and wife, Jaclynn Dunkle by deed dated 2/2/99 of record in Book 11341, Page 428, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 5414 Oakmont Circle, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 2nd day of August, 2004.

Gary L. Dunkle by Jaclynn Dunkle AIF Jaclynn Dunkle

Gary L. Dunkle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jaclynn Dunkle, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of August, 2004.

Notary Public

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

My Commission expires 9/4/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jaclynn Dunkle, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Gary L. Dunkle, and that she is authorized by Gary L. Dunkle, to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 2nd day of August, 2004.

Notary Public

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

My Commission Expires 9/4/05