This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050060

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
SAME

Davidson County DEEDWARR
Recvd: 03/01/05 14:48 2 pgs
Fees:13.00 Taxes:835.83
20050301-0022532

New Owner is:
Jason Dunnavant and Sharlee Martin
1137 Streamdale Pointe East
Antioch, TN 37013

MAP: 173-08-O-A
PARCEL: 38.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James L. Rathburn and Renee Rathburn**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jason Q. Dunnavant and Sharlee Martin, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, Being Lot No. 57 on the Plan of Deer Valley, Section 1, a Planned Unit Development, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to James L. Rathburn and Renee Rathburn by Warranty Deed from S & Y Contruction, Incorporated, a Tennessee Corporation dated July 25, 2003, recorded August 7, 2003, in Instrument No. 200308070112349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is improved property know as: 1137 Steamdale Pointe East, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

JCR
JRR

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of February, ~~2004~~ 2005.

GRANTOR:

James L. Rathburn

Renee Rathburn

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James L. Rathburn and Renee Rathburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 25 day of February, ~~2004~~ 2005.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $225,900.00.

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006

Affiant

SWORN TO and subscribed before me this 25 day of February, ~~2004~~ 2005.

NOTARY PUBLIC

My commission expires:

_____

BYLTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Nov. 25, 2006