PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of July, 2005, by and between DAVID L. DUNAWAY, SR., UNMARRIED, hereinafter called Grantor, and KATHERINE E. FINNEY and LUCAS M. FINNEY, WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DAVID L. DUNAWAY, SR., UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto KATHERINE E. FINNEY and LUCAS M. FINNEY, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4304 SAUNDERS AVENUE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

DAVID L. DUNAWAY, SR.
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/27/05 10:06 3 pgs
Fees:18.00 Taxes:342.25
20050727-0087381

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DAVID L. DUNAWAY, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 18th day of **July, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

KATHERINE E. FINNEY and LUCAS M. FINNEY
4304 SAUNDERS AVENUE
NASHVILLE, TENNESSEE 37216

Property Address:

4304 SAUNDERS AVENUE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

FIRST COMMUNITY MORTGAGE, INC.
1610 SOUTH CHURCH STREET, SUITE A
MURFREESBORO, TENNESSEE 37130

Map & Parcel #: MAP 61-6, PARCEL 44

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$92500** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21 day of **July, 2005.**

Notary Public

My Commission Expires: 5/24/2008

DAVIDSON COUNTY, TENNESSEE ★ DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7645

EXHIBIT 'A'

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 137, on the Plan of Gra Mar Acres, Section One, as shown by plat of record in Plat Book 2133, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David L. Dunaway, Sr., by Warranty Deed from Angela Draper, as Executrix of the Last Will and Testament of Eva M. Meador, of record in Instrument Number 20021216-0154484, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 61-6, PARCEL 44).

2. All matters as set forth on the Plan of record in Plat Book 2133, page 27, said Register's Office, which plan includes a 100-foot minimum building setback line from Saunders Avenue; a 10-foot public utility easement along the rear lot line;

3. Subject to Sewer Easement to Metropolitan Government of Nashville and Davidson County, of record in Book 5913, Page 617, said Register's Office.