This Instrument Prepared By:
Broker's Escrow Services, Inc.,
211 Donelson Pike, Suite 2,
P. O. BOX 140255
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 08/10/05 08:38 2 pgs
Fees:13.00 Taxes:277.50
20050810-0094567

Send Tax Bill to New OWNER:
Alan & Nancy Hale
408 Rembrandt
Old Hickory, TN. 37138

MAP **094-16**
GROUP **0**
PARCEL **037.00**

MORTGAGEE:
Bank of the South
551 North Mt. Juliet Rd., P.O. Box 1002
Mt. Juliet, TN 37121

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 of which is hereby acknowledged, **Levina Alice Dungey a/k/a, Levina Alice Githens Dungey, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Alan K. Hale and wife, Nancy J. Hale**, hereinafter called the GRANTEES, their heirs and assigns, that 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.38 on the Map at Spence Circle, as of record in Book 1835, Page 46, Register's Office for said County. Said Lot No. 38 fronts 63.04 feet on the south side of Marwood Lane and runs back between lines 207.1 feet on the east line and 207.71 feet on the west line to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to James Oral Dungey and wife, Levina Alice Dungey, by deed of record in Book 1972, page 619 Register's Office for Davidson County, Tennessee, and further conveyed to Levina Alice Githens Dungey by Final Decree of Absolute Divorce , of record in Book 7826, page 394 , Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1515 Marwood Lane, Nashville, Tennessee .

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

> Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.
> Subject to all applicable zoning and planning restrictions, covenants, subdivision restrictions, easement and other matter and all health department rules and regulations that may affect the premises.
> Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 1835, page 46, Register's Office for Davidson County, Tennessee.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 covenants with the said GRANTEES that she 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 herself, her 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.

WITNESS my hand this the 8th day of August, 2005 .

Levina Alice Dungey
Levina Alice Dungey

Levina Alice Githens Dungey
Levina Alice Githens Dungey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State,**Levina Alice Dungey, a/k/a,Levina Alice Githens Dungey** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at this office this 8th day of August, 2005.

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 9/22/2007

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

Levina Alice Dungey
AFFIANT

Subscribed and sworn to before me on this 8th day of August, 2005 .

Lee A. Cohen
NOTARY PUBLIC

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 9/22/2007