RECORD AND RETURN TO:
TN TITLE & ESCROW, LLC
1808 Rory Cove
Lavergne, TN 37086

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/06 13:41 1 pgs
Fees:13.00 Taxes:59.20

20060106-0002387

TINA NICHOLS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
C(STATE OF TENNESSEE
TI COUNTY OF DAVIDSON
W THE ACTUAL CONSIDERATION OR TRUE VALUE,
$_ WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 16000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 6 DAY OF Jan 20 06

Deputy Register

MY COMMISSION EXPIRES: 4/28/08

THIS INSTRUMENT WAS PREPARED BY
TN TITLE & ESCROW, 1808 Rory Cove, TN 37086

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Nunley **1906 Old Murfreesboro Rd.** **Nashville,TN 37217**	**SAME**	**135-00-0-127.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Sedrick Oldham and wife, Sara Evelyn Oldham

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris Nunley

HEREINAFTER CALLED THE GRANTEES, ***His /Her / Their*** HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 2nd Civil District of Davidson County, Tennessee, on the Murfreesboro Road about 8 miles from Nashville, beginning at a point in G.W. Clement's corner and running West with the Pike 50 feet and thence, running North 200 feet up to a point in J.F. Creech's corner; thence, running East 50 feet to a point in G.W. Clement's corner; thence, running South 200 feet to the beginning.

Being the same property conveyed to William Sedrick Oldham and wife, Sara Evelyn Oldham, by Deed from Bruce E. Clemmer and wife, Charlette Clemmer dated November 29, 1983 of record in Book 6184, Page 393, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1906 Old Murfreesboro Rd., Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ***GRANTEE(S), His/Her/Their*** heirs and assigns forever, and ***do(es)*** covenant with the said ***GRANTEE(S)*** that I/we have lawfully seized 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; and ***do(es)*** further covenant and bind ***ourselves, our*** heirs and representatives, to warrant and forever defend the title to the said land to the said ***GRANTEE(S),his/her/ 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 _____ day of November, 2005.

William Sedrick Oldham

Sara Evelyn Oldham
AKA Sarah Evelyn Oldham

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Sedrick Oldham and Sara Evelyn Oldham, the ***bargainor(s)*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of ~~November,~~ December 2005.

TINA NICHOLS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

Commission Expires: 4/28/08

Notary Public: