RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 09:45 2 pgs
Fees:13.00 Taxes:512.45
20060301-0023389

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: 03.22.2008
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Britt | AmSouth Bank | |
| (NAME) | (NAME) | |
| 1109 Richmond Drive | 2050 Parkway Office Circle | 61-7-74 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37216 | Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20060143 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Earl Harold Dunn and wife, Thellie Key Dunn**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Britt,*** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :
*unmarried

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section One, Kings Subdivision of record in Book 1130, page 94, Register's Office for said County.

Said Lot fronts 70 feet on the north side of Richmond Drive and runs back between parallel lines, 225 feet to a dead line.

Property commonly known as: 1109 Richmond Drive, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Earl Harold Dunn and wife, Thellie Key Dunn by Warranty Deed from Shelah D. Pirtle, Jr. and wife, Ada Lee Hinkle Pirtle dated November 1, 1967 of record in Book 4186, Page 600, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1109 Richmond Dr., Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of February, 2006.

Earl Harold Dunn

Thellie Key Dunn

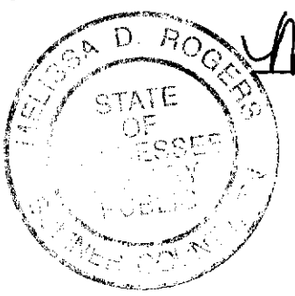
STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Earl Harold Dunn and wife, Thellie Key Dunn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Earl Harold Dunn and wife, Thellie Key Dunn executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 27th day of February, 2006.

Commission expires: 3/24/09




Melissa D. Rogers

Notary Public

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED