PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 08/18/06 10:46 2 pgs
Fees:13.00 Taxes:1056.35
20060818-0102066

W & I Ref:(_____) Title No: 48129
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James B. Tune Judy E. Tune 5324 Bell Crest Drive Antioch, Tennessee 37013	OWNER

TAX MAP-PARCEL NUMBERS: 14916000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jody Evans and spouse, Patti Evans**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James B. Tune and spouse, Judy E. Tune** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No 7 on the Plan of Bellwood Estates Section One of record in Book 5200, page 172 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jody Evans and wife, Patti Evans by deed from John Whitehead, Jr., and wife, Harriette B. Whitehead of record in Book 7632, page 282, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 172, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bell Crest Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. Deed of Easement to Christian Education, Inc., for driveway, parking and school purposes of record in Book 7448, page 582, said Register's Office. Restrictions of record in Book 5453, page 706, said Register's Office.

This is improved property, known as: 5324 Bell Crest Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2006.

Jody Evans

Patti Evans

State of TENNESSEE

County of DAVIDSON

On this 15th day of August, 2006 , before me the undersigned authority, personally appeared Jody Evans and Patti Evans , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $285,500.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2006

My Commission Expires: PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Notary Public