Davidson County DEEDWARR
Recvd: 10/02/06 13:59 2 pgs
Fees:13.00 Taxes:369.63

20061002-0121767

RETURN TO:
PREMIER ESCROW, LLC
[illegible] ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 99,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01744 BETTLE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jeremy Martin Bettle and Deana Michelle Bettle	Same	MAP:
927 South 13th Court		Parcel:094-05-0-073.00
Nashville, TN 37206	,	

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

CONNIE JEAN DUMAN AND RONALD DUMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JEREMY MARTIN BETTLE, AND WIFE, DEANA MICHELLE BETTLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 927 South 13th Court, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 28th day of September, 2006.

Connie Jean Duman

Ronald Duman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, CONNIE JEAN DUMAN AND RONALD DUMAN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 28th day of September, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

BOX 10-A

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 87, REVISED SHELBY HEIGHTS SUBDIVISION, SECTION 1, as shown on plat of record in Plat Book 2330, Page 171 (erroneously referred to as Book 2230, Page 171 in Deeds of Acquisition), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Connie Jean Duman and Ronald Duman by Warranty Deed from Prudential Relocation, Inc., a Colorado corporation, recorded on the 2nd day of April, 2003 in Instrument No. 20030402-0043838, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.