This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6070016

Davidson County DEEDWARR
Recvd: 01/24/07 09:30 3 pgs
Fees:18.00 Taxes:649.35
20070124-0009637

Send Tax Bills To:
New Owner

New Owner is:
Robert C. Layman III
7137 Legacy Drive
Antioch, TN 37013

MAP: 182-06-0A-077.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James D. Dean and wife Kimberly Dean**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Robert C. Layman III and wife,Jessica Layman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Old Hickory Hills, Section One, a P.U.D., as of record in Instrument No. 200110230115382, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly Dean and James D. Dean, wife and husband, by Warranty Deed, from The Craig Company, a Tennessee Corporation, of record in Instrument # 20021227-0159583, Register's Office for Davidson County, Tennessee, date December 11, 2002 and recorded December 27, 2002.

Being the same property conveyed to Robert C. Layman III, and wife Jessica Layman by Warranty Deed, from Kimberly Dean and James D. Dean, wife and husband, dated_____, recorded_____, Instrument # _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of January, 2007.

GRANTOR:

James D. Dean

James D. Dean

Kimberly Dean by James D. Dean as Attorney In Fact

Kimberly Dean by James D. Dean as Attorney

In Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **James D. Dean** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Kimberly Dean**, and acting under such power of attorney he/she executed the foregoing instrument for the purposes therein contained. Power of Attorney appearing of record in Record Book _____, Page _____, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 19th day of January, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James D. Dean**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of January, 2007.

Peggy S. Hill
Notary Public

My Commission Expires: 7-25-09

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $175,500.00.

Affiant

SWORN TO and subscribed before me this 19th day of January, 2007.

NOTARY PUBLIC

My commission expires:

7-25-09

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009