DO NOT PUBLISH

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006070032

Davidson County DEEDWARR
Recvd: 01/30/07 14:02 3 pgs
Fees:18.00 Taxes:166.50
20070130-0012428

STATE OF TENNESSEE
COUNTY OF Davidson

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

The actual consideration or value, whichever is greater, is $45,000.00

Sworn to and subscribed before me this 24th day of January, 2007.

Melissa R. White
Affiant

Jamie Crutchfield
Notary Public 3/3/10

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
John Price 167 Guill Road Mount Juliet, TN 37122	John Price 167 Guill Road Mount Juliet, TN 37122	71-8-362.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bill Dorris and Bobby Huffine**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Price unmarried** , hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 39, on the Plan of Section Two Rawls Tract Subdivision, as shown by plat appearing of record in Book 1424, Page 84, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

FILE BOX 45

Being the same property conveyed to Bill Dorris and Bobby Huffine by Warranty Deed from William G. Wallis and William C. Seeley dated February 10, 1998 of record in Book 10789, Page 829, Register's Office for Davidson County, Tennessee. Subject property is not now nor has it ever been the principal residence of the grantor, grantors wife or grantors minor children.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 1424, Page 84, Register's Office for Davidson County, Tennessee.

This is improved property known as **509 Edwin St., Nashville, TN 37027.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of January, 2007

Bill Dorris

Bobby Huffine Attorney in fact

STATE OF Tennessee

COUNTY OF Williamson

On this 24th day of January, 2007, before me personally appeared Bill Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bobby Huffine, and acknowledged that [s]he executed the same as the free act and deed of Bobby Huffine.

Witness my hand, at office, on this 24th day of January, 2007.

Notary Public

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Bill Dorris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2007.

Notary Public

