Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $129,900.00

Shirley Cray
Affiant

Subscribed and sworn to before me, this 5th day of March, 2007.

Angela A. Ramsey
Notary Public
My commission expires: 5/22/2010

05-0702-63461

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Shirley Cray	Bank of America	80-12-0-115
2712 Hydes Ferry Road	9000 Southside Blvd.	
Nashville TN 37211	Jacksonville, FL 32256	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Janelle K. Dennis, unmarried, and Keiva Dennis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shirley Cray, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of River Meadows, Section 2, of record in Book 11700, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janelle K. Dennis, unmarried and Keiva Dennis, unmarried by deed from Affordable Housing Resources, Inc., dated April 21, 2004, recorded April 28, 2004, of record in Instrument No. 20040428-0048143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2712 Hydes Ferry Road, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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.

Davidson County DEEDWARR
Recvd: 03/09/07 15:10 2 pgs
Fees:13.00 Taxes:480.63
20070309-0029608

WITNESS my hand this 5th day of March, 2007.

Janelle K. Dennis

Keiva Dennis

By: Donna Harrison, Attorney in Fact

By: Donna Harrison, Attorney in Fact

Donna Harrison, Attorney in Fact

Donna Harrison, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Janelle K. Dennis and Keiva Dennis and that she is authorized by Janelle K. Dennis and Keiva Dennis to execute this instrument on his/her/their behalf.

Witness my hand and seal at Nashville, Tennessee, this 5th day of March, 2007.

Notary Public at Large

My commission expires: 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010