Davidson County DEEDWARR
Recvd: 03/29/07 13:10 2 pg
Fees:13.00 Taxes:1572.50
20070329-0037657

McCann & Hubbard
715 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(1)

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

WARRANTY DEED

G-VRE-07-2602

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard Dumas, Jr.	new Owner	
3602 Lealand Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		118-9-213.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID GEORGE STEENO AND SUSAN LYNN STEENO, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD DUMAS, JR. AND ASHLEY DUMAS, HUSBAND AND WIFE,, hereinafter called the Grantee(s), their heirs and assigns, that 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. 9, ON THE PLAN OF PART OF NOEL'S ESTATE, YEARWOOD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 48, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID GEORGE STEENO AND SUSAN LYNN STEENO, HUSBAND AND WIFE BY WARRANTY DEED FROM CHARLES GREER AND KRISTEN GREER, HUSBAND AND WIFE, RECORDED ON THE 3RD DAY OF NOVEMBER, 2004 IN INSTRUMENT NO. 20041103-0132667, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1424, page 28, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3602 Lealand Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 23rd day of March, 2007.

David George Steeno

Susan Lynn Steeno

STATE OF Tennessee
COUNTY OF Davidson

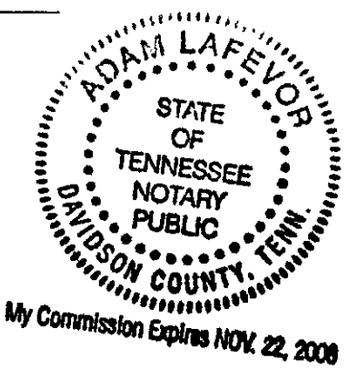
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David George Steeno and Susan Lynn Steeno, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of March, 2007.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903