File #2007118

Davidson County DEEDWARR
Recvd: 04/02/07 10:07 2 pgs
Fees:13.00 Taxes:677.10

20070402-0038738

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Dunbar	New Owner	Map 147-5
(NAME) 316 Wauford Drive	(NAME)	Parcel 64
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Adam D. Vass Gal , Unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Samuel Dunbar, hereinafter called the GRANTEES, their heirs 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. 138 on the Plan of Section One, (Revised) Caldwell Hall, of record in Book 2900, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam D. Vass Gal by deed from Emma G. Allred, unmarried of record in Instrument No. 20050114-0005357, Register's Office for Davidson County, Tennessee, dated 1/12/05.

This conveyance is subject to any and all matters shown on the Plan of record in Book 2900, Pages 57, 58 and 59, Register's Office of Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 316 Wauford Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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.

Witness our hands this 30th day of March, 2007.

Adam D. Vass Gal

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Adam D. Vass Gal who is known to me 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 official seal, this the 30th day of March, 2007.

Notary Public

My Commission Expires May 24, 2009

My Commission Expires: _____

(SEAL)



Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027