Davidson County DEEDWARR
Recvd: 04/12/07 13:57 2 pg
Fees:13.00 Taxes:958.30

20070412-0044170

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $259,000.00

Affiant

Subscribed and sworn to before me this 9th day of April, 2007.

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

Notary Public
My commission expires: 7.19.08

Address of New Owner:	Send Tax Bills to:	Tax-Information
Brian Dunkley	1st Trust Bank for Savings	007-15-0-002
629 Gaylemore Drive	P.O. Box 17257	
Goodlettsville TN 37072	Memphis, TN 38187-0257	

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, **T & T Building Contractors, LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Brian Dunkley and wife, Kristi Dunkley**, 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. 34, on the Plan of Grizzard Manor, Section 3, of record in Book 4675, Page 40, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to T & T Building Contractors, LLC, a Limited Liability Company by deed from Phillip B. Lowery and wife, Linda G. Lowery dated May 26, 2005, recorded June 1, 2005 in Instrument No. 20050601-0061950, 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 629 Gaylemore Drive, Goodlettsville, TN 37072

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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.

WITNESS my hand this 9th day of April, 2007.

T & T Building Contractors, LLC

By: _____
Thomas Roberts
Its: Chief Manager

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Roberts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of T & T Building Contractors, LLC, the within named bargainor, and that he is authorized by T & T Building Contractors, LLC to execute this instrument on its behalf.

Witness my hand in Goodlettsville, TN, this 9th day of April, 2007.

_____
Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: 7/19/2008

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008