WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/07 08:37 2 pgs
Fees:13.00 Taxes:1184.00

20070416-0044878

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Cynthia G. Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 2.10.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CYNTHIA G. ROBERTS	SAME BANK OF AMERICA	MAP 102 PAR 15.54
(NAME) 870 Bresslyn Road	(NAME) 1400 BEST PLAZA DRIVE	
(ADDRESS) Nashville, TN 37205	(ADDRESS) RICHMOND VA 23227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JAMES E. DILLINGHAM, and wife, VICKIE L. DILLINGHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA G. ROBERTS**, HEREINAFTER CALLED THE GRANTEE, HER 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. 225 on the Plan of Brook Meade, Section 6, as of record in Book 2331, pages 3 and 4, Register's Office for said County.

Said Lot No. 225 fronts 117 feet on the northeasterly side of Bresslyn Road and runs back 365 feet on the northwesterly line and 358.6 feet on the southeasterly line to a dead line, measuring 117.2 feet thereon.

Being the same property conveyed to James E. Dillingham and wife, Vickie L. Dillingham by deed dated 12/21/2001 of record in Instrument No. 20011227-0142341, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 870 BRESSLYN ROAD, NASHVILLE, TN 37205
(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 we do covenant with the said GRANTEES 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 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 12th day of April, 2007.

James E. Dillingham
JAMES E. DILLINGHAM

Vickie L. Dillingham
VICKIE L. DILLINGHAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JAMES E. DILLINGHAM, and wife, VICKIE L. DILLINGHAM the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2007.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008