This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $356,500.00.

Affiant

Subscribed and sworn before me this the 1st day of May, 2007.

Notary Public
My commission expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES NOV 22 2010

WARRANTY DEED

Christopher K.

Address of New Owner:	Send Tax Bill to:	Tax Information:
~~Chris~~ Dooney ~~XXX~~ 1126 Brookmeade Dr. Nashville, TN 37204	Bank of America 1400 Best Plaza Drive Richmond, VA 23227	131-004-0-211.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gingi L. Lanius, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher K. Dooney, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, bieng Log No. 11, on the Plan of Duncanwood, as shown on plat of record in Plat Book 1424,Page 139, 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 Gingi L. Lanius, an unmarried woman, from Jason Booth Robbins and Amy Spencer Robbins, husband and wife, dated October 26, 2006, of record in Instrument No. 20061026-0133176, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 1126 Brookmeade Dr., Nashville, TN 37204.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 1st day of May, 2007.

Gingi L. Lanius

Davidson County DEEDWARR
Recvd: 05/03/07 09:13 2 pgs
Fees:13.00 Taxes:1319.05

20070503-0052854

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gingi L. Lanius, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2007.

My commission expires:

11/22/08

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY