Prepared by:
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111 Southeast Parkway Ct. Ste 200
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $199,500.00

Affiant

Subscribed and sworn to before me, this 18 day of May 2007.

Notary Public
My commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 05/21/07 08:08 2 pgs
Fees:13.00 Taxes:738.15
20070521-0059820

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John Dunn	Countrywide Home Loans, Inc.	172-1501200OC0
905 Kable Circle	3011 Armory Drive, Ste 120	
Nashville TN 37211-0000	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Melanie Gwaltney Brumley a married person and joined by spouse Nathan Brumley hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Dunn and wife Ruby Carolyn Dunn hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 98 on the Plan of Holt Woods Section Eight of record in Book 9700 Page 96 Register's Office for Davidson County, Tennessee to which plan refernece is hereby made for a more complete and accurate description.

Being the same property conveyed to Melanie D. Gwaltney (now known as Melanie D. Gwaltney Brumley) by deed from Tamara R. King of record in Instrument No. 20030820-0120701 Register's Office for Davidson County, Tennessee and dated August 5, 2003

This conveyance is made subject to the following: 1) 2007 taxes, a lien which are not yet due and payable. 2) all matters appearing on plan of Holt Woods Section Eight of record in Book 9700 Page 96, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9570 page 22 and amended in Book 9333 Page 153 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Holt Woods Homeowners Association of record in Book 9570 Page 5 5) Bylaws for Holt Woods Homeowners Association of record in Book 9570 Page 13

This property is improved property known as 905 Kable Circle, Nashville, Tennessee 37211-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of May, 2007.

Melanie Gwaltney Brumley

Nathan Brumley
Who joins in this conveyance for the sole purpose
Of conveying any marital interest he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie Gwaltney Brumley and Nathan Brumley , the bargainor(s), with whom I am personally acquainted or proved to me 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 at Brentwood, Tennessee, this 18th day of May, 2007.

Notary Public

My Commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 05517