Davidson County DEEDWARR
Recvd: 06/05/07 14:59 2 pgs
Fees:13.00 Taxes:536.50
20070605-0067167

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WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $145,000.00
Affiant
Subscribed and sworn to before me
This 31 day of May, 2007
Notary exp: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Address of new owners:
1216 Shawnee Rd
Nashville, TN 37115

Send tax bills to:
HomeTown Mortgage Services, Inc
5511 Hwy 280 East, Suite 210
Birmingham, AL 35242

Map & Parcel:
052-09-0-052.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I **Dawn N. Bell now known as Dawn N. Fears,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Gene E. Davis and Rosalyn Davis, husband and wife** 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 the 11th Civil District of Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Sequoia Valley, Section 1, of record in Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAWN N. BELL, UNMARRIED, by deed from DAVID A. REYNOLDS AND WIFE, DEBORAH E. REYNOLDS, of record as Instrument No. 20030929-0143546, dated September 23, 2003, said Register's Office.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

Matters shown on the Plan of record in Plat Book 3700, Page 91, said Register's Office.

The said property has never been the marital residence of Dawn N. Fears and Husband.

x The property is improved with an address of: 1216 Shawnee Rd Nashville, TN 37115
OR The property is unimproved.

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, our heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 31 day of May, 2007.

Dawn N. Bell

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn N. Bell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 31 day of May, 2007

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

Commission expires: 11/24/07

I Dawn N. Bell, am now known as Dawn N. Fears.

Dawn N. Fears

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn N. Fears, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this 31 day of May, 2007

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007