REALTY TITLE
BOX 48A

State of Tennessee)
County of DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $138,400.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2007.

Notary Public:

My Commission Expires: 7-24-2010

Davidson County DEEDWARR
Recvd: 06/06/07 14:53 2 pgs
Fees:13.00 Taxes:512.08
20070606-0067993

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Teri L. Tanner 738 Winthorne Drive Nashville, TN 37217	TAYLOR, BEAN & WHITAKER MTG 1417 NORTH MAGNOLIA AVE, OCALA, FL 34475	12001004600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Roy Rainbolt**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Teri L. Tanner**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 349 on the Plan of Glengarry Park, Section 3, of record in Plat Book 2900, Page 25, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Roy A. Rainbolt by Warranty Deed from Ruth Butler, dated May 9, 2003, recorded May 12, 2003 in Instrument Number 20030512-0063660, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2007 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 1788, Page 349, Book 2796, Page 604 and Book 2960, Page 5, Register's Office for Davidson County, Tennessee.

2007 Davidson County taxes a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 738 Winthorne Drive, Nashville, TN 37217

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 31st day of May, 2007.

Roy Rainbolt

A.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Roy Rainbolt**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075

