Davidson County DEEDWARR
Recvd: 07/16/07 15:28 2 pgs
Fees:13.00 Taxes:799.20
20070716-0084646

This Instrument Prepared By:
Law Offices Of:
Mark A. Nobles
Atlas-Nobles Bldg.
1006 Old Lascassas Pk
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNER:

JASON A. MURRELL AND WIFE, ERIN L. MURRELL
6060 BRADFORD HILLS DR
NASHVILLE, TN 37211

SEND TAX BILLS TO:

SunTrust Mortgage, Inc.
201 Fourth Ave. N. 7th Floor
Nashville, TN 37219

Tax Map/Parcel No.
P/O **172-12A-18CO**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, GREGORY C. ALLISON, UNMARRIED, ("Grantors") have this day bargained and sold and does hereby transfer and convey unto JASON A. MURRELL AND WIFE, ERIN L. MURRELL, ("Grantees"), his heirs and assigns, forever, the following described real estate situated in DAVIDSON County, Tennessee, to-wit:

Being all of Lot No. 18 on the Plan of Section One, Bradford Hills Subdivision according to survey and plat of same appearing of record in Plat Book 7900, page 6, and amended in Book 7900, page 110-112 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Gregory C. Allison, unmarried, by Warranty Deed from Sandra J. Hansen, unmarried, as of record in Instrument No. 20021212-0153558, said Register's Office.

This conveyance subject to 1) Taxes which have been prorated and assumed by Grantee 2)All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plan of record 6 All applicable governmental & zoning regulations

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said JASON A. MURRELL AND WIFE, ERIN L. MURRELL, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that they have lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; and that the same is unencumbered except the 2007 property taxes which have been prorated between the parties.

The undersigned further covenants and binds themselves, their successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantors to the Grantee upon delivery of this Deed.

WITNESS OUR HAND on this the 11TH of JULY, 2007.

BY: _____
GREGORY C. ALLISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GREGORY C. ALLISON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in CLARKSVILLE, TENNESSEE, this the 11th day of July, 2007.

JANELLE J. McGUIRE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 11/30/2009

STATE OF TENNESSEE)
COUNTY OF DICKSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $216,000.00.

_____
AFFIANT

SWORN to and subscribed before me, this the 11th day of July, 2007.

_____
NOTARY PUBLIC

My Commission Expires: _____

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

My Comm. Expires 7-20-2009