Davidson County DEEDWARR
Recvd: 07/24/07 09:36 2 pgs
Fees:13.00 Taxes:851.00

20070724-0087619

WARRANTY DEED

B-BM-07-5330

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10

(AFFIX SEAL)

PATRICIA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chapel Drummond	Regions Bank d/b/a Regions Mortgage	
5330 Tidwell Hollow Road (ADDRESS)	(NAME) 2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	078-00-0-051.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN C. DRUMMOND AND JULIA HENDRIX DRUMMOND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAPEL DRUMMOND AND ADAM CHRISTOPHER REJBA, HUSBAND & WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY SOUTHERN LAND SURVEYING COMPANY, INC. DATED DECEMBER 2, 1967, AS FOLLOWS: BEGINNING ON THE SOUTHEASTERLY MARGIN OF TIDWELL HOLLOW ROAD AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO WILBURN EARL HARRISON AND WIFE, OF RECORD IN BOOK 4198, PAGE 674, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID HARRISON'S NORTHERN BOUNDARY LINE SOUTH 40° 31' EAST 1,569.74 FEET; THENCE NORTH 66° 20' EAST 206.66 FEET; THENCE NORTH 43° 31' WEST 1,626.20 FEET TO THE SOUTHEASTERLY MARGIN OF TIDWELL HOLLOW ROAD; THENCE WITH THE SAME SOUTH 49° 29' WEST 198.8 FEET TO THE BEGINNING, CONTAINING 7.29 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN C. DRUMMOND AND WIFE, JULIA HENDRIX DRUMMOND BY WARRANTY DEED FROM BILLY R. MCELHANEY AND WIFE, DELORES M. MCELHANEY, RECORDED ON THE 31ST DAY OF AUGUST, 1999 IN DEED BOOK 11641, PAGE 899, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 5330 Tidwell Hollow Road, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 17th day of July, 2007.

John C. Drummond

Julia Hendrix Drummond

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Drummond and Julia Hendrix Drummond, the within named bargainor, 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 the 17th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903