Davidson County DEEDWARR
Recvd: 08/02/07 09:40 2 pgs
Fees:13.00 Taxes:1165.13

20070802-0091789

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-07700236

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of August, 2007

Notary Public

MY COMMISSION EXPIRES: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DUSTIN DIEZ **818 NEARTOP DRIVE** **NASHVILLE, TN 37205**	Countrywide Home Loans 3011 Armory Dr Ste 120 Nashville, TN 37204	**103-10-0-108.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLES N. REYNOLDS, unmarried, and ALLEN A. FULLEN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DUSTIN M. DIEZ, an unmarried man

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 Davidson County, Tennessee, being Lot No. 15 on the Plan of Brookside Courts, Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for Davison County, Tennessee.

Said Lot No. 15 fronts 75.9 feet on the easterly side of Neartop Drive and runs back 163.2 feet on the northerly line and 173.51 feet on the southerly line, to a deed line, measuring 75 feet thereon.

Being the same property conveyed to Charles N. Reynolds, unmarried, and Allen A. Fullen, unmarried, by Warranty Deed from Rebecca Kirkham, a married person, dated 6-29-06 and recorded 6-30-06 in Instrument No. 20060630-0078539, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **818 NEARTOP DRIVE, NASHVILLE, TN 37205**
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, 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 our hands this 1st day of August, 2007.

CHARLES N. REYNOLDS

ALLEN A. FULLEN

FILE BOX 45

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 CHARLES N. REYNOLDS, 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 at Nashville, Tennessee, this 1st day of August, 2007.

Commission Expires: 11-04-08

Notary Public

ELAINE MALLOCH
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

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 ALLEN A. FULLEN, 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 at Nashville, Tennessee, this 1st day of August, 2007.

Commission Expires: 11-04-08

Notary Public

ELAINE MALLOCH
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY