Davidson County DEEDWARR
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Fees:13.00 Taxes:580.90
20070821-0100168

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: B&B Investment Properties of Brentwood, Rodney Brower, Partner
TO: James R. & Becky L. Pemerton, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers		
James R. & Becky L. Pemerton	Same as Owner	135.16-0A
1020 Flintlock Court		123.00 CO
Nashville, TN 37217		

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $157,000.00.

Becky L Pemerton
Affiant

Subscribed and sworn to before me this the 5th day of July, 2007.

My commission expires: June 12, 2011

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **B&B Investment Properties of Brentwood, Rodney Brower, Partner**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **James R. Pemerton and wife, Becky L. Pemerton,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, of record in Book 5200, page (s) 186, 187, 188 and 189, 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 B&B Investment Properties of Brentwood, Rodney Brower, Partner, by Trustee's Deed recorded September 20, 2006 in Instrument No. 20060920-0116326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 1020 Flintlock Court, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 5TH day of JUNE, 2007.

"GRANTORS"
B&B Investment Properties of Brentwood

By: Rod Brower, PARTNER
Rodney Brower, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, Rudick J. Murphy, II, a Notary Public for the State and County aforesaid, personally appeared Rodney Brower, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of B&B Investment Properties of Brentwood, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand, at office, this 5TH day of JUNE, 2007.

Notary Public

My commission expires: JUNE 12, 2011
{Seal}



Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds