Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/27/07 14:21 2 pgs
Fees:13.00 Taxes:481.00
20070827-0102668

ADDRESS NEW OWNER:
Phillip Dyer
124 Hardaway Drive
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
IndyMac Bank, F.S.B.
190 Technology Pkwy
Norcross, GA 30092

MAP 33-8
GROUP
PARCEL 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James E. James and wife, Shirley M. James,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Phillip Dyer, and wife, Veronica J. Dyer** hereinafter called the GRANTEE, his 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. 320 on the Plan of Gatewood, Section 2, of record in Plat Book 3700, page 144-145, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James E. James and wife, Shirley M. James by deed from Jasper E. Kennedy and wife, Violeta S. Kennedy of record in Book 5186, page 885, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is **improved** property known as **124 Hardaway Drive, Goodlettsville, Tennessee 37072.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **21st** day of **August, 2007.**

James E. James

Shirley M. James

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. James and wife, Shirley M. James**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of August, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of August, 2007.

Karen C. Asplint
NOTARY PUBLIC

My Commission Expires: 7/5/2011