WARRANTY DEED

AT-2007039[illegible]

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of October, 2007.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Vanrine A. Peets, Jr.	Indymac Bank, F.S.B.	072.14-0-236.00
1519 East Douglas Avenue	1333 Main Street, 5th Floor	
Nashville, TN 37206	Columbia, SC 29201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Porter M. Shull**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Vanrine A. Peets, Jr. a single man**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 68 on the Plan of D.T. Brown's Subdivision of Lots 21-26, inclusive, in the Town of Brownsville Plan, of record in Book 332, page 91, Register's Office for Davidson County, Tennessee and further described as follows;

Said lot No. 68 fronts 50 feet on the north side of Douglas Avenue and runs back at right angles thereto between parallel lines 170 feet.

Being the same property conveyed to Porter M. Shull from Eula L. Shull by Quitclaim Deed dated January 11, 2006 and recorded January 18, 2006 in Instrument #20060118-0006747, and further conveyed on April 20, 1976 in Boo 5016, page 988, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1519 East Douglas Avenue, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 18th day of October, 2007

Porter M. Shull

Porter M. Shull

Davidson County DEEDWARR
Recvd: 10/23/07 10:13 1 pgs
Fees:13.00 Taxes:536.50
20071023-0125227

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G Nichols, a Notary Public in and for said County and State, the within named Porter M. Shull , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 18th day of October, 2007.

April G Nichols

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY