Davidson County DEEDWARR
Recvd: 10/31/07 10:48 2 pgs
Fees:13.00 Taxes:462.50

20071031-0128271

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is ~~$125,000.00~~

Affiant

Subscribed and sworn to before me, this 19th day of October, 2007.

Notary Public
My commission expires: ~~02/24/08~~ 01/24/2009

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

06-0708-72820

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Marcus Chatman | Bank of America | 165-13-0-A-081 |
| 4420 Stoneview Drive | 9000 Southside Blvd, Bldg 700 | |
| Antioch TN 37013 | Jacksonville, FL 32256 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James O'Brien and wife, Patricia O'Brien, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Marcus Chatman* and Nikkitta Bryson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*, unmarried, **, unmarried, as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 507, on the Plan of Section Eight, Peppertree Forest, of record in Book 7900, Page 652, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James O'Brien and wife, Patricia O'Brien by deed from Lisa M. Jones Smith, married, dated November 21, 2003, recorded December 3, 2003, of record in Instrument No. 20031203-0173916, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4420 Stoneview Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 19th day of October, 2007.

James O'Brien

James O'Brien

Patricia O'Brien

Patricia O'Brien

STATE OF Virginia

COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James O'Brien and Patricia O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Richmond, VA, this 19th day of October, 2007.

Heather L. Elliott #283299

Notary public

My Commission expires 3-31-08

HEATHER L. ELLIOTT
COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

Notary Seal present,
but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds