THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07100437**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2007. Notary Public My Commission Expires: 11-22-08

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 22, 2008

WARRANTY DEED

Address New Owner: Teressa Nance 4704 Chepstow Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-1B-186.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Velina Adkins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Teressa Nance**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 32, VILLAGES OF BRENTWOOD, PHASE II, as shown on plat of record in Plat Book 9700, Page 949, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Quitclaim Deed from Larry German to Velina Adkins as recorded on the 12th day of April, 2006 in Instrument No. 20060412-0041945 and Warranty Deed from Fox Ridge Homes, Inc. to Velina S. Adkins, married as recorded on the 3rd day of October, 2000 in Instrument No. 20001003-0097765, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 4704 Chepstow Drive Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2007.

Velina Adkins

Velina Adkins

Davidson County DEEDWARR
Recvd: 11/14/07 09:56 2 pgs
Fees:13.00 Taxes:740.00
20071114-0133456

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Velina Adkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2007.

Notary Public

My Commission Expires: 11/22/10

