THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15254

Davidson County DEEDWARR
Recvd: 11/14/07 12:14 2 pgs
Fees:13.00 Taxes:555.00
20071114-0133609

Property Address:
2303 Demarius Drive, Nashville, TN 37216 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Danny R. Chappell and Daisy L. Chappell, as joint tenants with right of survivorship**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Brittany B. Laye, an unmarried woman and William R. Dunham, an unmarried man and Sally W. Bruce, a married woman, tenants in common with right of survivorship**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 31 on the Plan of Riverwood Heights Subdivision, as shown by plat of record in Book 1835, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Danny R. Chappell, a single person, dated April 21, 2006, and recorded April 24, 2006, in the Register's Office for Davidson County, Tennessee, Instrument Number 200604240046637.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 9 RH day of November, 2007.

Danny R. Chappell {Seal}
Danny R. Chappell

Daisy L. Chappell {Seal}
Daisy L. Chappell

State of TENNESSEE
County of DAVIDSON

On this the 9 RH day of November, 2007, before me, the undersigned officer, personally appeared Danny R. Chappell and Daisy L. Chappell, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 8th of November, 2007.

Notary Public

My Commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Sally Bruce, Brittany Laye and William R. Dunham
2303 Demarius Dr.
Nashville, TN 37216

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
~~Sally Bruce, Brittany Laye and William R. Dunham~~

New Owner

Phone: _____

Tax Parcel ID#: 073-05-0-138.00

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212