Davidson County DEEDWARR
Recvd: 12/21/07 13:36 2 pgs
Fees:13.00 Taxes:325.23

20071221-0146626

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $87,900.00

Nancy Enoch
Affiant

Subscribed and sworn to before me this 17 **day of December, 2007.**

Notary Public
My commission expires: 1-26-08

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Patrick E. Bembry	FIRST TENNESSEE	105-12-0-044.00
1900 Hutton Drive	4000 HOLTON WAY	
Nashville TN 37210	IRVING, TX 75063	

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, **Mark C. Velligan**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Patrick E. Bembry,** 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:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Section One, Woodycrest, of record in Book 1835, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark C. Velligan by deed from Timothy Adams and wife, Angela Boyce Adams, dated 7/13/05, recorded 9/1/05, in Instrument No. 20050901-0104857, Register's Office for Davidson County, Tennessee.

Subject property is not now and never has been residence of the grantor.

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 1900 Hutton Drive, Nashville, TN 37210

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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 17th day of December, 2007.

Mark C. Velligan

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark C. Velligan, 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 herein contained.

Witness my hand in Nashville, TN, this 17th day of December, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds