Davidson County DEEDWARR
Recvd: 01/08/08 08:26 2 pgs
Fees:13.00 Taxes:406.63
20080108-0002074

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007110038

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$109,900.00**

Sworn to and subscribed before me this 20th day of December, 2007.

Affiant

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

My Commission Expires: 5/22/10

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Susan A. Forester 1403 Straight Way Circle Nashville, TN 37206	Reunion Mortgage, Inc. 3550 Buschwood Park. Dr. #315 Tampa, FL 33618	72-14-87.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William H. Dorris and Robert B. Huffine**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Susan A. Forester, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 15 on the Map of A. B. Robinson's Subdivision of certain lots in Brownsville, as of record in Book 57, Page 1, Register's Office for said County.

Beginning in the center of an unnamed street, at the southwest corner of the property conveyed to Mallernee Realty Co. Inc., by deed from R. N. Griggs and wife, of record in Book 1470, Page 20, said Register's Office; thence with the center of said street, westwardly 47 1/2 feet to the corner of Lots Nos. 15 and 16; thence with the line between said two lots northwardly 135.2 feet more or less to the southwest corner of the property

conveyed to Buford Melvin Ingram and wife, by deed from R. N. Griggs and wife, of record in Book 1536, Page 435, said Register's Office; thence with Ingram's southerly line, eastwardly 47 1/2 feet to the northwest corner of said Mallernee Realty Company's property; thence with said Company's westerly line, southwardly 135 feet more or less to the beginning. Description is the same as in the previous deed of record.

Being the same property conveyed to William H. Dorris and Robert B. Huffine, by Warranty Deed from William G. Wallis, Sr., and wife, Ruth W. Wallis and William C. Seeley, and wife, Dianne M. Seeley, recorded on the 16th day of September, 1996 in Deed Book 10191, Page 814, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Plat Book 57, Page 1, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantor.

This is improved property known as **1403 Straight Way Circle, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of December, 2007

William H. Dorris

Robert B. Huffine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **William H. Dorris and Robert B. Huffine**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2007.

Notary Public

My Commission Expires:

May 24, 2008

MIKE MALONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24 2008