WARRANTY DEED

Please Return To:
Heritage Title LLC
1717 Alliant Ave. Ste 5.
Louisville, KY 40299

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

Davidson County DEEDWARR
Recvd: 01/09/08 10:36 2 pgs
Fees:13.00 Taxes:1332.00

20080109-0002648

State of Tennessee)
County of Davidson)

07-08-007

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 day of Sept., 2007

Notary Public

My Commission Expires: 9-25-10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 391, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
KEITH TOWNSEND and ELAINE TOWNSEND	New Owner	180-4-A
(NAME)	(NAME)	1559.00CO
3360 Hickory Run		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JASON PEVELER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEITH TOWNSEND and ELAINE TOWNSEND**, hereinafter called the Grantee(s), their heirs 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. 102, on the Plan of Highland Creek, Section Five,Subbdivision, of record in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JASON PEVELER AND WIFE, HOLLY PEVELER, by Deed from CLASSIC HOMES, BOS, L.P., of record in Instrument No. 20070417-0045718, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of , of record in Book 11568, Page 311, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved
Improved property known as: 3360 Hickory Run, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, our hands, this 24th day of September, 2007.

JASON PEVELER

Holly Peveler
HOLLY PEVELER

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 **JASON PEVELER AND WIFE, HOLLY PEVELER**, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 24th day of September, 2007.

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 01/03/11