Davidson County DEEDWARR
Recvd: 01/10/08 14:22 2 pgs
Fees:13.00 Taxes:610.50

20080110-0003262

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

B-MRI-07-1712

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF January, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ray Clemmons	Fifth Third Mortgage Company	
1712 Aaronwood Drive	(NAME) 10710 Sikes Place, Ste. 350	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Charlotte, NC 28277	63-16-A-10 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICKY E. BUNCH AND LINDA M. BUNCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONALD RAY CLEMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 40, HAMPTON PARK, FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 550, 551 AND 552, CORRECTED IN BOOK 7462, PAGE 445 AND BOOK 8110, PAGE 401 AND AMENDED IN BOOK 8181, PAGE 112, 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 QUIT CLAIM DEED FROM SHANA CANTRELL, A SINGLE WOMAN TO RICKY E. BUNCH AND WIFE, LINDA M. BUNCH AS RECORDED ON THE 17TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070517-0059331 AND WARRANTY DEED FROM KIMEKA M. COLLINS, UNMARRIED TO SHANA CANTRELL, A SINGLE WOMAN AS RECORDED ON THE 13TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040813-0098025, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS SHOWN OF RECORD INCLUDING A) EASEMENTS RECORDED IN BOOK 8007, PAGE 235; BOOK 8739, PAGE 991: BOOK 8657, PAGE 179; BOOK 7460, PAGE 930; BOOK 7489, PAGE 515; BOOK 8207, PAGE 276; BOOK 2247, PAGE 75; BOOK 11030, PAGE 740; BOOK 11030, PAGE 743; AND BOOK 11030, PAGE 785 B) CHARTERS FILED OF RECORD IN BOOK 7431, PAGE 204, AND 8517, PAGE 762 AMMENDED IN BOOK 8833, PAGE 216 C) COVENANTS, CONDITIONS, AND RESTRICTIONS FILED OF RECORD IN BOOK 7351, PAGE 852, AMMENDED IN BOOK 7451, PAGE 739 AND BOOK 8336, PAGE 393 D) ALL MATTERS SET FORTH IN PLAT BOOK 6900, PAGE 550-552, CORRECTED IN BOOK 7462, PAGE 445, AND BOOK 8110, PAGE 401, AMMENDED IN BOOK 8181, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1712 Aaronwood Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of January, 2008.

Ricky E. Bunch

Linda M. Bunch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky E. Bunch and Linda M. Bunch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of January, 2008.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903