Davidson County DEEDWARR
Recvd: 05/29/08 13:51 2 pgs
Fees:13.00 Taxes:481.00

20080529-0054751

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2008

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

B-CBB-08-7508

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
Tonya Talley	Elite Home Loans, Inc.	
7508 West Winchester Drive	109 Westpark Drive #310	
Antioch, TN 37013	Brentwood, TN 37027	151-10-A-3.00 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 JOURICE T. FAYNE UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONYA TALLEY,** 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:

**Single woman

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, VILLAGES OF LONG HUNTER, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20010123-0006894, 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 TO JOURICE T. FAYNE, AN UNMARRIED WOMAN BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., RECORDED ON THE 18TH DAY OF DECEMBER, 2001 IN INSTRUMENT NO. 20011218-0139495, RE-RECORDED IN INSTRUMENT NO. 20020718-0086499, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 1101, PAGE 457, BOOK 1115, PAGE 302, BOOK 8197, PAGE 288, BOOK 8358, PAGE 91, BOOK 8358, PAGE 94, BOOK 9661, PAGE 919, BOOK 2338, PAGE 466, BOOK 4446, PAGE 423, BOOK 4535, PAGE 351; AS INSTRUMENT 20010123-0006894, 20000207-0012630, 20010531-0056382, 20031111-0164945, 20041022-0127537, 20010531-0056381, 20000906-0088271, 20000906-0088272, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7508 West Winchester Drive, Antioch, Tennessee 37013
(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 28th day of May, 2008.

Jourice T. Fayne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jourice T. Fayne, 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 28th day of May, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

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