Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/02/08 10:57 2 pg
Fees:13.00 Taxes:406.63

20080602-0055693

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me this 28th day of May, 2008.

Notary Public
My commission expires: 1-17-12

STATE OF TENNESSEE NOTARY PUBLIC TOMLINSON WILSON COUNTY My Commission Expires January 17, 2012

06-0803-73003

Address of New Owner:	Send Tax Bills to:	Tax Information
Chris McPeak	Magna Bank	53-02-0-014.00
1208 Fuller Street	6525 Quail Hollow, Ste. 300	
Old Hickory TN 37138	Memphis, TN 38120	

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, Donald Rumbley, married and Brandon Rumbley, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chris McPeak, a single man, 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. 299, on the Plan of Section C2, Village of Old Hickory, of record in Book 1835, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul E. Dickens, unmarried by deed from Raymond Behel and wife, Edith H. Behel, dated July 15, 1994, recorded July 21, 1994, of record in Book 9413, Page 992, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donald Rumbley, a married man, and Brandon Rumbley, a married man by deed from Paul E. Dickens, unmarried, dated April 27, 2007, recorded May 14, 2007, of record in Instrument No. 20070514-0057604, Register's Office for Davidson County, Tennessee.

Said property was used for investment purposes only and is not nor has it ever been the residence of the Grantors or their spouses.

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 1208 Fuller Street, Old Hickory, TN 37138

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 28th day of May, 2008.

Donald Rumbley

Brandon Rumbley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald Rumbley and Brandon Rumbley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 28th day of May, 2008.

Kathleen Tomlinson
~~Davidson~~ W.I.S.C.

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires 1-17-12