THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08050380** Record & Return to Watauga Title Company 155 Franklin Road, Suite 120 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $117,900.00 Affiant Subscribed and sworn to before me, this 30th day of May, 2008. Notary Public My Commission Expires: 8-9-09 M.L. HICKERNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Laura M. Avery 1020 Pleasant View Drive Nashville TN 37214	Send Tax Bills To: ~~New Owner~~ Peoples Home Equity 4300 S. Blvd #200 Nashville TN 37204	Tax Information: Tax Parcel ID No. 108160183000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin E. Neuner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura M. Avery**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 11B, ZONE LOT DIVISION, LOTS 10, 11, 12, 14, 24, 26 AND 34, SECTION ONE, PERCY PRIEST WOODS, as shown on plat of record in Plat Book 5200, Page 652 and amending Plat Book 5200, Page 472, 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 Benjamin E. Neuner, Unmarried by Warranty Deed from Greg Pace and wife, Diana Renee Pace, recorded on the 20th day of September, 2004 in Instrument No. 20040920-0113088, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1020 Pleasant View Drive Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2008.

Benjamin E. Neuner

Davidson County DEEDWARR
Recvd: 06/09/08 15:23 2 pgs
Fees:13.00 Taxes:436.23
20080609-0059356

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin E. Neuner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY