PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/23/08 10:34 2 pgs
Fees:13.00 Taxes:993.45
20080623-0064222

ADDRESS NEW OWNER:
Kenneth Unruh
820 Meadow Ridge Court
Nashville, Tennessee 37221

MORTGAGEE:
Bank of America, N.A.

SEND TAX BILL TO:
Bank of America, N.A.
9000 Southside Blvd #600
Jacksonville, TN 32256

MAP	**115-16**
GROUP	**A**
PARCEL	**228.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Lisa Lay Francis, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kenneth P. Unruh and wife, Katy *L. Unruh** hereinafter called the GRANTEES, 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. 84 on the Plan of Traceside, Section Eight, of record in Plat Book 9700, page 659, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Lisa Lay Francis*, by Quitclaim Deed in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement filed in the Eighth Circuit Court for Davidson County, Case No. 07D-3432, from Raymond Craig Francis*, contained in Instrument No. 20080610-0059820, said Register's Office; having been the same property conveyed to Lisa Francis and husband Craig Francis by deed from Centex International, Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation of record in Book 11252, page 771, Register's Office for Davidson County, Tennessee.
*Lisa Lay Francis is one and the same person as Lisa Francis and Raymond Craig Francis is one and the same person as Craig Francis.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **820 Meadow Ridge Court, Nashville, Tennessee 37221.**

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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **20th** day of **June, 2008.**

Lisa Lay Francis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lisa Lay Francis, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of June, 2008.

NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $268,500.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 1-7-11

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY