THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 100,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 2008. Notary Public MY COMMISSION EXPIRES: 3/20/10 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Van Brunt	Elite Home Locns. Inc.	MAP 107-05
1910 Laurinda Drive	109 Westpark Dr. Suite 260	PARCEL 119
Nashville, TN 37217	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marlene E. Key, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer L. Van Brunt, unmarried**

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. 31 on the Plan of Bel-Air, Section One, of record in Book 2900, pages 27 and 28, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marlene E. Key by deed from James G. Johnson and wife, Deborah A. Johnson and Herbert R. Keilman and wife, Joan D. Keilman of record in Book 6703, page 649, Register's Office for Davidson County, Tennessee, dated November 5, 1985.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1910 Laurinda Drive, Nashville, TN 37217.**

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 we do covenant with the said GRANTEES 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 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 the 11th day of July, 2008.

Marlene E. Key

Marlene E. Key

Davidson County DEEDWARR
Recvd: 07/16/08 12:39 2 pgs
Fees:13.00 Taxes:370.00

20080716-0072841

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marlene E. Key** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of July, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of July, 2008.

My Commission expires _____

Notary Public

Return to:
Founders Title and Escrow LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067