Davidson County DEEDWARR
Recvd: 08/01/08 11:27 2 pgs
Fees:13.00 Taxes:654.53

20080801-0079119

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 102
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $176,900.00

Affiant

THERESA D. DOSSA NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Subscribed and sworn to before me, this 31st day of July, 2008.

Notary Public
My commission expires: 09/21/09

13-0807-131038

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Emily Qualls	Elite Home Loans, Inc.	161-10-0-A-201.00
5124 Village Way	109 Westpark Drive, Suite 260	
Nashville TN 37211	Brentwood, TN 37027	

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, **Terry D. Oakley and wife, Janet B. Oakley**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily Qualls and Brad Qualls, wife and husband**, 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. 306, on the Plan of Villages of Brentwood (aka Brentwood Summitt), Phase III, of record in Book 6250, Page 918, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Terry D. Oakley and wife, Janet B. Oakley by deed from Fox Ridge Company, a Limited Partnership, dated November 26, 1986, recorded December 5, 1986, of record in Book 7060, Page 110, Register's Office for Davidson County, Tennessee.
>
> 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 5124 Village Way, Nashville, TN 37211

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 31st day of July, 2008.

Terry D. Oakley

Janet B. Oakley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry D. Oakley and Janet B. Oakley, 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 Murfreesboro, TN, this 31st day of July, 2008.

Theresa D. Dorsey
State of Tennessee at Large

My Commission expires 09/21/09

