NEW OWNER:

ANDREW DEAL and KRISTEN DEAL
404 SUNVALLEY W
NASHVILLE, TN 37221

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 08-1026

Map 142
Group 15 OD
Parcel 010.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 08/18/08 15:18 3 pg:
Fees:18.00 Taxes:517.63
20080818-0084823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars ($139,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOEY MARTIN and wife, PAMELA PENNINGTON MARTIN, f/k/a Pamela Pennington,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ANDREW DEAL and wife, KRISTEN DEAL, tenants by the entireties,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 10, Sun Valley Townhomes, as shown on plat of record in Plat Book 6900, Page 519, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed unto Joey Martin and Pamela Pennington by deed from Shelby Beth Strickland, unmarried, dated January 20, 2005, and of record as Instrument No. 20050124-0008733, in the Register's Office for Davidson County, Tennessee, as re-recorded as Instrument No. 20050131-0011345, said Register's Office.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **404 SUNVALLEY W, NASHVILLE, TN 37221**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 519, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before August 19, 2008, @ 12:00 p.m.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 4th day of August, 2008.

JOEY MARTIN

Pamela Pennington Martin f/k/a Pamela Pennington

PAMELA PENNINGTON MARTIN, f/k/a Pamela Pennington

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOEY MARTIN and wife, PAMELA PENNINGTON MARTIN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of August, 2008.

Gwendolyn Hinson Flores

NOTARY PUBLIC

My commission expires: Aug. 2, 2011

GWENDOLYN HINSON FLORES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$139,900.00** .

Harlan Hahn

AFFIANT

Sworn to and subscribed to before me this 4th day of August, 2008.

Gwendolyn Shores

NOTARY PUBLIC

My commission expires: Aug 2, 2011

GWENDOLYN SHORES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY