(1)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2008. Notary Public MY COMMISSION EXPIRES: 6-20-11 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 SIDWELL, BARRETT & WELCH, P.C. 121 1st Avenue South, Suite 200 Franklin, TN 37064	

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Wilburn	New Owner	MAP 155-03-D
6713 Cold Stream Drive		PARCEL 52.00CO
Nashville, TN 37221		
(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, **Byron Dale Oliver and wife, Melissa M. Oliver**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Wilburn and wife, Deanna Wilburn**

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. 52 on the Plan of Section 1, Allens Green, of record in Book 7900 page 632, said Registers office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Byron Dale Oliver and wife Melissa M. Oliver, by deed from Zaring Homes, Inc. of record in Book 10010 page 125, said Registers Office, dated April 8, 1996.

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 **6713 Cold Stream Drive, Nashville, TN 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 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 our hand(s) this the 18th day of August, 2008.

Byron Dale Oliver

Melissa M. Oliver

Davidson County DEEDWARR
Recvd: 08/27/08 10:14 2 pg
Fees:13.00 Taxes:1073.00

20080827-0087897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Byron Dale Oliver** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2008.

My Commission expires 1-9-12

JAMES A. MAEDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melissa M. Oliver** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of August, 2008.

My Commission expires 1-9-12

JAMES A. MAEDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public