Davidson County DEEDWARR
Recvd: 09/02/08 13:48 2 pgs
Fees:13.00 Taxes:566.10
20080902-0089654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2008

Notary Public:

MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011
(AFFIX SEAL)

Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Patrick D. Dunlap	Access National Mortgage Corp.	Parcel ID:
419 Northside Drive	1800 Robert Fulton Drive, Ste. 350	03404003300
Madison, TN 37115	Reston, VA 20191	

FOR AND IN 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

George H. Booker, Jr., unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Patrick D. Dunlap and wife, Holly C. Dunlap

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. 32 on the Plan of North Hill Estates, Section Four, as of record in Book 3842, Page 229, Register's Office for said County.

Said Lot No. 32 fronts 150 feet on the northerly side of Northside Drive, and extends back 258.3 feet on the westerly line and 304.75 feet on the easterly line, to a broken line in the rear on which it measures 158.65 feet.

BEING the same property conveyed to George H. Booker, Jr. and Alice H. Booker by deed from Donald M. Huffines, Alice H. Booker, Harry C. Huffines and Comer T. Huffines, Jr., of record in Book 4628, Page 223, dated August 10, 1972, Register's Office for said County. The said Alice H. Booker is now deceased. George H. Booker, Jr. and Alice H. Booker remained married from August 12, 1972 until her death with no intervening divorce.

This conveyance is subject to Restrictive Covenants of record in Book 4293, Page 979, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3842, Page 229, said Register's Office.

Power of Attorney of record in Instrument 20070903-0089653, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 419 Northside Drive, Madison, TN 37115

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 27th day of August, 2008.

George H. Booker, Jr. by Robert Lawrence P.O.A. Attorney in Fact

George H. Booker, Jr.

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, ~~Ida Jane~~ * Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of George H. Booker, Jr. as his/her/their Attorney in Fact as the free act and deed of the within named George H. Booker, Jr..

Witness my hand and official seal at Nashville, Tennessee the 27th day of August, 2008.

My Commission Expires: 1/24/09

Notary Public

* Robert

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.