Davidson County DEEDWARR
Recvd: 10/27/08 11:04 2 pg:
Fees:13.00 Taxes:632.70

20081027-0106989

THIS INSTRUMENT PREPARED BY

Sterling Title Services

215 Ward Circle, Suite 101

Brentwood, TN 37027

Address New Owner(s)
Bryan Titus
3818 Lookout Dr.
Nashville, TN 37209

Send Tax Bills To:
United Wholesale Mortgage
555 S. Adams Rd.
Birmingham, MI 48009

Map & Parcel Nos.:
104 01 0 062.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th **day of** October, 20 08, by and between **Ernest Dean Felts a married man joined by his wife Linda Lucas** party of the first part, and **Bryan Titus,** Unmarried * R. party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVENTY ONE THOUSAND AND 00/100 DOLLARS ($171,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Being Lot No, 63 on the Map of Second Revised Section I, Valley View Subdivision, as of record in Book 2331, Page 113, Register's OFfice for Davidson County, Tennessee.

Being the same property conveyed to Ernest Dean Felts from A. Doug Snyder, Jr. and wife, Andrea Nell Snyder, by deed dated May 1, 1981, of record in Book 5740, Page 712 in the records for Davidson County, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Ernest Dean Felts

Ernest Dean Felts

Linda Lucas

Linda Lucas

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ernest Dean Felts and Linda Lucas** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17 **day of** October, 2007.

My commission expires: 1-3-11

Jacqueline G Brown

Notary Public

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$171,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 17 **day of** October, 2007.

Jacqueline G Brown

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 3, 2011
STATE OF TENNESSEE

PROPERTY ADDRESS:
3818 Lookout Drive
Nashville, TN 37209