ATOMIC ESCROW
2008090010
PO BOX 60688
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jeremy L. Elrod
4905 Trousdale Drive
Nashville, TN 37220
SEND TAX BILLS TO:
New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

Davidson County DEEDWARR
Recvd: 10/29/08 12:51 3 pg
Fees:18.00 Taxes:687.83
20081029-0107914

WARRANTY DEED

(Map 146-~~00~~08-O, Parcel 007.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DEBRA LYNN BARRETT, unmarried, and LAVON LYNN NUNNERY and wife, MELYNDA ANN NUNNERY**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JEREMY L. ELROD, unmarried, and RACHAEL ANNE MEEK, unmarried, as tenants in common with rights of survivorship**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 249 on the map of Section Three, Crieve Hall Estates, according to plat and survey of same appearing of record in Book 2133, page 59, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Debra Lynn Barrett and LaVon Lyn Nunnery as equal tenants in common, by Executor's Deed from John Curley, Executor of the Estate of Jo B. Barrett, dated February 6, 2008, of record in Instrument 20080207-0012929, in the Register's Office of Davidson County, Tennessee. Lavon Lyn Nunnery is one and the same person as Lavon Lynn Nunnery.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 2133, page 59; to restrictive covenants of record in Book 2154, page 326; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4905 Trousdale Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2008 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Melynda Ann Nunnery, spouse of LaVon Lynn Nunnery, hereby joins in this conveyance to convey any right, title, claim or interest she may have in said property, marital or otherwise.

WITNESS OUR HANDS and signatures on this the 20th day of October, 2008.

Debra Lynn Barrett
DEBRA LYNN BARRETT

LaVon Lynn Nunnery
LAVON LYNN NUNNERY

By: Melynda Ann Nunnery ATTY-in-Fact.
Melynda Ann Nunnery, Attorney-in-Fact

Melynda Ann Nunnery
MELYNDA ANN NUNNERY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra Lynn Barrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2008.

Notary Public

My commission expires: 9-7-10

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melynda Ann Nunnery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and who further acknowledged that she executed the foregoing instrument on behalf of LaVon Lynn Nunnery, and acknowledged that she executed the same as the free act and deed of the said LaVon Lynn Nunnery for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20081029-0107913, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 20th day of October, 2008.

Notary Public

My Commission Expires: 9-7-10

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I 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 $185,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dora Lynn Barrett
Affiant

Subscribed and sworn to before me this 20th day of October, 2008.

Notary Public

My commission expires: 9-7-10

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20080445