This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080417

Send Tax Bills To:
Countrywide Home Loans
801 Crescent Center Dr #510
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/26/08 11:02 2 pgs
Fees:13.00 Taxes:436.60
20081126-0115787

New Owner is:

Donlad J. Dunn
2892 Lera Jones Drive
Antioch, TN 37013

MAP: 150-06-0
PARCEL 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bettye B. Lee**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald J. Dunn**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Percy Priest Meadows, Section 1, of record in Book 4675, page 110, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Norman W. Lee and wife, Bettye B. Lee, by Warranty Deed from Kenneth Wayne Padgett and wife, Sandra Jeane Padgett, dated 8-1-77 and recorded 9-6-77 in Book 5193, page 164, in the Register's Office of Davidson County, Tennessee. NOTE: Norman W. Lee died May 9, 1994.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **2892 Lera Jones Drive, Antioch, TN 37013**

BBL by DPA Attorney-in-fact
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to

warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of Nov., 2008.

GRANTOR(S):

Bettye B. Lee by Delores Sue Lee Attorney-in-Fact

Bettye B. Lee by Delores Sue Lee,
Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON_____

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Delores Sue Lee with whom I am personally acquainted, and Delores Sue Lee executed the foregoing instrument and/on behalf of Bettye B. Lee and who acknowledged that he/she executed the same as free act and deed of the said Bettye B. Lee and for the purpose therein contained by virtue of the one certain Power of Attorney duly executed by the said Bettye B. Lee, and appearing of record in **Book** * , **Page** ____, of the said Register's Office of **Rutherford** County, Tennessee. * 20081126-0115786

Witness my hand and seal on this the 24th day of Nov., 2008

Notary Public

My Commission Expires: 2009

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

NOTARY PUBLIC
My Commission Expires: 9-26-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$118,000.00**.

Bernice R Burns
AFFIANT

SWORN TO and subscribed before me this the 24th day of Nov., 2008.

NOTARY PUBLIC
My commission expires: 9-26-09