Davidson County DEEDWARR
Recvd: 12/01/08 10:03 2 pgs
Fees:13.00 Taxes:284.90
20081201-0116207

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $77,000.00

Affiant

Subscribed and sworn to before me, this 25 day of November, 2008.

Notary Public
My commission expires: 1-17-12

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

06-0811-73301

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon Rumbley 1024 Hammack Ct. Nashville TN 38214	6025 Belinda Parkway Mt Juliet TN 37122	108-16-0 315.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Deatrick, Jr., a unmarried man, and Marty L. Penix, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandon Rumbley, hereinafter called the Grantees, their successors 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. 65-B, on the Plan of Zone Lot Division of Lot 65, Percy Priest Woods, Section III, of record in Book 5200, Page 789, as amended in Book 6250, Page 621, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Y. Buckingham, unmarried by deed from Bradley G. Odom and wife, Tara L. Harl-Odom, dated September 30, 1991, recorded October 1, 1991, of record in Book 8454, Page 29, Register's Office for Davidson County, Tennessee. The said Stephanie Y. Buckingham having since died. The Administration of the Estate of Stephanie Y. Buckingham filed in the Davidson County Probate Clerk's Office, Docket No. 07P41.

Further being the same property conveyed to Kevin Finch, a single man by deed from the Estate of Stephanie Y. Buckingham, dated January 29, 2007, recorded February 6, 2007, of record in Instrument No. 20070206-0015491, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James Deatrick, Jr. and wife, Marty L. Penix by Substitute Trustee's Deed from Patrick A. Taggart. as Substitute Trustee, dated November 6, 2008, recorded November 12, 2008, of record in Instrument No. 20081112-0111902, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor, Marty L. Penix, nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1024 Hammack Ct., Nashville, TN 38214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25 day of November, 2008.

James Deatrick, Jr.

Marty L. Penix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Deatrick, Jr. and Marty L. Penix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 25 day of November, 2008.

Notary Public

My Commission expires: 01/17/12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012