39B

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***197,500.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2009

Notary Public

My Commission Expires: 9-30-09

BILL GARRETT, Davidson County
Trans:T20090050051 DEEDWARR
Recvd: 07/24/09 09:58 2 pgs
Fees:13.00 Taxes:730.75
20090724-0069568

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Dean Judson Abernathy, III
315 Valeria Street
Nashville, Tennessee 37210

SEND TAX BILLS TO

SunTrust Mortgage
901 Semmes Ave.
Richmond, Va
23224

MAP & PARCEL NOS.

MAP 119-01-0
PARCEL 446.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand Five Hundred and 00/100 Dollars ($***197,500.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Josef Wade Dye, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Dean Judson Abernathy, III and wife, Gretchen Elaine Abernathy, (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:

BEING Lot No. 44 on the Map of Overhill City and W.H. Fox Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries Subdivision, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description.

BEING the same property conveyed to Josef Wade Dye, unmarried, by Warranty Deed dated June 30, 2003, from John M. Grimes, unmarried, of record as Instrument No. 20030710-0095699 in the Register's Office for Davidson County, Tennessee.

Jaime Dye, spouse of Josef Wade Dye, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 315 Valeria Street, Nashville, Tennessee 37210.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Map of Overhill City and W.H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries Subdivision of record in Book 332, page 21, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of July, 2009.

Josef Wade Dye

Jaime Dye

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 Josef Wade Dye and Jaime Dye, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY