BILL GARRETT, Davidson County
Trans: T20090060706 DEEDWARR
Recvd: 09/03/09 10:38 2 pgs
Fees: 13.00 Taxes: 573.50

20090903-0082938

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2009.

Notary Public
My commission expires:

JEFFREY L. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

02-0907-46620

Address of New Owner:	Send Tax Bills to:	Tax Information
Leonard S. Dunn 713 Lipton Court Antioch TN 37013	Franklin American Mtg. 501 Corporate Center Dr. Suite 400 Franklin TN 37067	150-14-0-052.00

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, Jack C. Peveler, Jr. and wife, Teresa D. Peveler, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Leonard S. Dunn, 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. 57, on the Plan of Jamestown Estates, Section 2, of record in Book 6900, Page 865, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack C. Peveler, Jr. and wife, Teresa D. Peveler by deed from Michael Ray Murray, dated July 31, 1997, recorded August 5, 1997, of record in Book 10556, Page 536, Register's Office for Davidson County, Tennessee.

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 713 Lipton Court, Antioch, TN 37013

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 31st day of July, 2009.

Jack C. Peveler, Jr.

Teresa D. Peveler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jack C. Peveler, Jr. and Teresa D. Peveler, 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 Brentwood, TN, this 31st day of July, 2009.

State of Tennessee at Large

My Commission expires

1/23/10

STATE OF TENNESSEE NOTARY PUBLIC