WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

X James H Rawls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2010

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald Preston VanCleve	First Community Mortgage, Inc.	Parcel ID:
416 Oakwell Farms Lane	275 Robert Rose Drive	08411003700
Hermitage, TN 37076	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James H. Rawls and Norma J. Lyle, Devisees of The Estate of Thelma Pearl Rawls

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donald Preston VanCleve, A SINGLE PERSON
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:

LAND in Davidson County, Tennessee, being Lot No. 105, on the Plan of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Denneywood Drive at the corner of Lots Nos. 105 and 106; thence with the line between said two lots northwestwardly 170 feet to the corner of Lots Nos. 104, 105, and 106; thence with the line between said lots Nos. 104 and 105, southwardly 156.4 feet to the northerly margin of Aubrey Court; thence with same eastwardly 92.98 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northeastwardly 28.82 feet to the northwesterly margin of Denneywood Drive; thence with same, northeastwardly 71.48 feet to the beginning.

Being the same property conveyed to E. L. Rawls and wife, Thelma Rawls by deed from Erby L. Massey and wife, Ruby E. Massey, of record in Book 3532, Page 465, said Register's Office. The said E. L. Rawls died July 13, 1976, and the title is vested in Thelma Rawls, as surviving tenant by the entirety. The said Thelma Rawls died testate on January 22, 2010, and the Estate was admitted to Probate as Probate No. 10P-310 of record in the Probate Court for Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees of the Estate of Thelma Pearl Rawls, aka Thelma Rawls, pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 1874, Page 452, and Book 1906, Page 357, said Register's Office.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Pages 27 and 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2300 Dennywood Drive, Nashville, TN 37214

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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.

Davidson County DEEDWARR
Recvd: 03/31/10 11:54 3 pgs
Fees:18.00 Taxes:447.70
20100331-0024015

Witness my hand this 29th day of March, 2010.

The Estate of Thelma Pearl Rawls

BY: _____
James H. Rawls, Devisee

BY: _____
Norma J. Lyle, Devisee

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 James H. Rawls and Norma J. Lyle, Devisees of The Estate of Thelma Pearl Rawls with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Devisees of The Estate of Thelma Pearl Rawls and as such Devisees, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2010.

My Commission Expires: 4-22-10 _____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

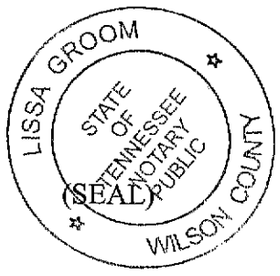
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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