THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No10-2637

Davidson County DEEDWARR
Recvd: 04/20/10 10:18 3 pgs
Fees:18.00 Taxes:445.85
20100420-0029652

NEW OWNER: ALAN B. DUNN
Property Address: 3240 Forest Breeze Drive, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nathaniel J. Hyde and wife Susan C. Hyde**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Alan B. Dunn,** an unmarried man hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot no 18 on the plan of revised Section 2, Jamestown Estates, 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 thereof.

Being the same property conveyed to Nathaniel J. Hyde and wife Susan C. Hyde, by Deed dated 10/26/1993, of record in Book 9130 Page 122, Register's Office for Davidson County, TN.

This is improved property also known as 3240 forest Breeze Drive, Antioch, TN 37013

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 15 day of APRIL, 2010.

SH

X _____ {Seal}
Nathaniel J. Hyde

X Susan C. Hyde {Seal}
Susan C. Hyde

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 15 day of April 2010, before me the undersigned officer, personally appeared Nathaniel Hyde, Susan Hyde known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

SPENCER R. TALBOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 1-23-2011

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is
$ 120,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF APRIL, 2010

Notary Public

MY COMMISSION EXPIRES: 5/14/2011

Mandy Alsup State of Tennessee Notary Public Wilson Co.

(AFFIX SEAL)

SEND TAX STATEMENTS TO:
Map/ Parcel: 150-10-14200
MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LN
KNOXVILLE, TN 37923

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

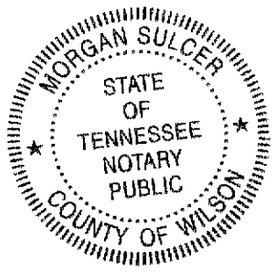
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013

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