WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100029451 DEEDWARR
Recvd: 05/17/10 12:16 2 pgs
Fees: 13.00 Taxes: 499.50

20100517-0037747

R-BR-10-0243

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/24/2010

(AFFIX SEAL)

JULIE COONE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George D. Dial, Sr.	SunTrust Mortgage, Inc	
243 Fairway Drive	(NAME) 401 Commerce St., Ste 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	95-7-112.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SCOTT KERNAHAN AND WIFE, SHANNON KERNAHAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GEORGE D. DIAL, Sr. unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 37, MERRY OAKS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGES 67 AND 68, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SCOTT KERNAHAN AND WIFE, SHANNON KERNAHAN BY WARRANTY DEED FROM TODD L. TENPENNY AND WIFE, KAY M. TENPENNY, RECORDED ON THE 1ST DAY OF APRIL, 2003 IN INSTRUMENT NO. 20030401-0042467, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 1835, PAGE 67 AND 68; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 243 Fairway Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of May, 2010.

Scott Kernahan

Shannon Kernahan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Kernahan and Shannon Kernahan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2010.

Notary Public

My Commission Expires: 7-2410

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903