BILL GARRETT, Davidson County
Trans:T20100035833 DEEDWARR
Recvd: 06/14/10 11:01 1 pgs
Fees:13.00 Taxes:591.63
20100614-0045903

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF June, 2010.

Notary Public

My Commission Expires: 8/21/2012

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

(Affix Seal)

DIEHL-H10056

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nancy Diehl , a single woman	PrimeLending	053.06-0B-141.00 CO
1860 Merritt Street	18111 Preston Road, Suite 900	
Old Hickory, TN 37138	Dallas, TX 75252	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PRESTON S. DUNN AND WIFE, KAREN L. DUNN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NANCY DIEHL , A SINGLE WOMAN, 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:

Being Lot No. 63 on the plan of Waterford, Phase 4-B, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Preston S. Dunn and wife, Karen L. Dunn, by Warranty Deed from William M. Walmsley and wife, Linda Diane Walmsley, of record in Instrument 20020918-0113714, recorded on September 18, 2002, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1860 Merritt Street, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 11th day of June, 2010 :

Preston S. Dunn

Karen L. Dunn

STATE OF Tennessee
COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named PRESTON S. DUNN AND WIFE, KAREN L. DUNN, the bargainor(s), 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 at Sumner County, Tennessee, this 11th day of June, 2010.

Notary Public

My Commission Expires: 8/21/2012

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN