ADDRESS NEW OWNER:
Randolph Case and wife, Lynda L. Case

1806 Eastside Avenue
Nashville, TN 37206

SEND TAX BILL TO: F & M Bank
10 Cadillac Drive Ste 100
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20100040037 DEEDWARR
Recvd: 06/30/10 15:01 2 pgs
Fees:13.00 Taxes:567.58
20100630-0051240

MAP & PARCEL NOS.:
09402012500

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Bill Nunley and Jennifer Nunley, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Randolph Case and wife, Lynda L. Case** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 137 on the Plan of United Electric Railway Addition to East Nashville, of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bill Nunley and wife, Jennifer Nunley, from E. Mark Turner, married, by Warranty Deed recorded on December 28, 2009, in Instrument No. 20091228-0117474, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1806 Eastside Avenue, Nashville, TN 37206.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantee; (2) All matters appearing on the Plan of record in Book 161, Page 8, Register's Office for Davidson County, Tennessee; (3) Any easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of June, 2010.

Bill Nunley

Jennifer Nunley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Bill Nunley and Jennifer Nunley, husband and wife,** with whom I am personally acquainted, or who 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 office this **28th** day of **June 2010.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1006-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $153,400.00.

Affiant

Subscribed and sworn before me this 28th day of June, 2010.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013