THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10080996** BILL GARRETT, Davidson County Trans:T20100057348 DEEDWARR Recvd: 09/13/10 12:46 2 pgs Fees:13.00 Taxes:3885.00 20100913-0072613	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2010. Notary Public My Commission Expires: 9/8/2013

WARRANTY DEED

Address New Owner: Shannon H. Durrett and Elizabeth L. Durrett 325 Lynnwood Blvd Nashville TN 37205	Send Tax Bills To: First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	Tax Information: Tax Parcel ID No. 11611009500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet R. Dunn now known as Janet R. Wall** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon H. Durrett and spouse, Elizabeth L. Durrett** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 43, PLAN OF ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, as shown on plat of record in Plat Book 421, Pages 102 and 103, 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 by Warranty Deed from Robert A. McCabe, Jr. and spouse, Jennie T. McCabe to Earl H. Dunn, Jr. and spouse, Janet R. Dunn as recorded on the 13th day of November, 1997 in Book 10683, Page 163 and Quitclaim Deed from Earl H. Dunn, Jr. to Janet R. Dunn as recorded on the 18th day of December, 2002 in Instrument No. 20021218-0156404, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, as recorded in Plat Book 421, Page(s) 102 and 103, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement recorded in Book 5828, Page 903.

This is improved property located at 325 Lynnwood Blvd Nashville TN 37205.

The husband of Janet Wall does not have to sign this instrument due to the antenuptial agreement signed on October 23, 2006.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2010.

Janet Wall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet Wall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2010.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee
Notary Public
County of Sumner