THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Joseph Hunter Ellen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2010.

Notary Public

My commission expires: 3/29/11

Name and Address of New Owner:

Joseph Hunter and Rachel Ellen
7415 Dunaway Drive
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 10/01/10 15:07 4 pgs
Fees:23.00 Taxes:962.00
20101001-0078681

Send Tax Bills To:

Fifth Third
5001 Kingsley Dr
Cincinnati OH 45227

Street Address of Subject Property:

7415 Dunaway Drive
Nashville, TN 37221

Map and Parcel:

128-9-074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **NEELY D. ANDERSON, f/k/a NEELY D. BOYD, and husband, JOHN ANDERSON,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOSEPH HUNTER ELLEN and wife, RACHEL ELLEN,** hereinafter called **"GRANTEES,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Dunaway Woods, Section 2, as shown on the Plat of record in Plat Book 9700, page 284, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Neely D. Boyd by Warranty Deed from Michael West Zello and wife, Tisha Rawlings Zello, of record as Instrument No. 20030915-0135040 in the Register's Office for Davidson County, Tennessee. Neely D. Boyd is now known as Neely D. Anderson.

This is improved property known as 7415 Dunaway Drive, Nashville, TN 37221.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2010, which have been prorated between the parties and assumed by Grantees.

2. All matters shown on Plat of record in Plat Book 9700, page 284, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 5393, page 651, as amended in Book 5484, page 222, in said Register's Office.

4. Easement, Right, and Right of Way of record in Book 4589, page 112, in said Register's Office.

5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantees, 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 our hands this 1st day of October, 2010.

NEELY D. ANDERSON

JOHN ANDERSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NEELY D. ANDERSON and husband, JOHN ANDERSON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
Ruby Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

RUBYE RAINEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

F:\rubye\wd anderson to ellen.doc

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

