BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
2510 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 27th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: March 8, 2014
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

R-VRES-12-2510

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay P. Bryant	Primelending	
2510 Sunset Place (ADDRESS)	18111 Preston Road (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	104-15-0-077.00

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 DAVID W. DEDERER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAY P. BRYANT AND LEE ANN YELVERTON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 THE WESTERLY 50 FEET OF LOT NO. 31 ON THE PLAN OF MAP OF SUNSET PARK OF RECORD IN PLAT BOOK 332, PAGE 132, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF LOT NO. 31 FRONTS 50 FEET ON THE NORTHERLY SIDE OF TURNER AVENUE, FORMERLY "E" STREET, NOW SUNSET PLACE, AND RUNS BACK BETWEEN PARALLEL LINES 160.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DAVID W. DEDERER, UNMARRIED BY WARRANTY DEED FROM NETA A. MOYE, MARRIED OF RECORD AT INSTRUMENT NO. 20070828-0103141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 30, 2007.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 132; BOOK 6033, PAGE 20; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ( )
This is improved (X) property, known as 2510 Sunset Place, Nashville, Tennessee 37212
(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.

BILL GARRETT, Davidson County
Trans:T20120064729 DEEDWARR
Recvd: 08/29/12 10:56 2 pgs
Fees:13.00 Taxes:1517.00
20120829-0077940

Witness my/our hand(s) this 27th day of August, 2012.

David W. Dederer by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of August, 2012, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David W. Dederer and who acknowledged he/she/they executed the same as the free act and deed of the said David W. Dederer.

Witness my hand and official seal, this the 27th day of August, 2012.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

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