Davidson County DEEDWARR
Recvd: 08/20/01 09:27 3pgs
Fees:18.00 Taxes:337.81
20010820-0089398

This Instrument Prepared By:
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

THIS ASSUMPTION WARRANTY DEED IS PREPARED WITH INFORMATION PROVIDED BY THE SELLERS AND BUYERS.

NEW OWNER:
Steven Easterday
Sue Ellen Easterday
2126 Sue Lane
Spring Hill, TN 37174

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
P.O. Box 26149
Richmond, VA 23260-6149

MAP & PARCEL:
162-05-0-310.00

ASSUMPTION WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged which includes the assumption of a note secured by Deed of Trust of record in Book 7217, page 670, (Assigned as follows: 1st) Book 7230, Page 365; 2nd) Book 7616, Page 720. Then Rerecorded in Book 7897, Page 457 as amended in Book 761, page 718) all in the Register's Office of Davidson County, Tennessee,I, **Suzette Peyton** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Steven E. Easterday and wife, Sue Ellen Easterday**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 79 on the Plan of Hickory View, Section 3, as of record in Book 6250, page 960, 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 David Kamal and wife, Darla S. Kamal by deed from Microwave Systems, Inc. of record in Book 7212, page 667, Register's Office for Davidson County, Tennessee. Subsequently conveyed to Suzette Peyton and John Standifer, Book 9388, Page 230, Register's Office of Davidson County. John Standifer having since conveyed his interest to Suzette Peyton, Bk 10857, pg 219, in the Register's Office of Davidson County, Tennessee.

Together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefitting the property, and any or all fixtures and improvements now or hereafter attached to the property.

This conveyance is subject to any and all existing easements and restrictions of record.

Grantees herein agree to assume an indebtedness evidenced by the Deed of Trust of record in the Register's Office of Davidson County, Tennesse in the current principal amount of $56,236.22 payable to SunTrust Morgage, Inc. The escrow account in connection with said Deed of Trust is hereby assumed by the Grantees.

The property is improved and is located at: 5317 Ashlawn Drive, Nashville, Tennessee.

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, his/her/its/their heirs and assigns, forever;

AND I/WE DO COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I/WE DO FURTHER covenant and bind ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her/its/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

This property is also known as: 5317 Ashlawn Drive, Nashville, TN 37211

WITNESS OUR HANDS this 27th day of July, 2001in Williamson County, Tennessee.

Suzette Peyton - GRANTOR

Steven E. Easterday - GRANTEE

Sue Ellen Easterday - GRANTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Steven E. Easterday and wife, Sue Ellen Easterday**, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand on this July 27, 2001 date in Williamson County, Tennessee.

NOTARY PUBLIC

My Commission Expires: 3/26/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary for said State and County, the undersigned Suzette Peyton as same acknowledged that she executed the foregoing instrument for the purposes herein contained and that Steven E. Easterday and wife, Sue Ellen Easterday, shall be vested with full title to the property described herein.

Witness my hand on this July 27, 2001 date in Williamson County, Tennessee.

NOTARY PUBLIC

My Commission Expires: 3/26/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $ 91,300.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 27th day of July, 2001 in Franklin, Williamson County, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1/2/02