39-B

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2002.

Charlotte A. Bethel
NOTARY PUBLIC

My commission expires: 3-27-04

Davidson County DEEDWARR
Recvd: 07/03/02 15:32 2pgs
Fees:13.00 Taxes:542.05
20020703-0080582

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Avenue, 4th Floor, Nashville, TN 37203

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Anne Lindsey Strait	Suntrust Bank	143-02-0-C-040.00
(NAME)	(NAME)	
673 Harpeth Trace Drive	201 Fourth Ave., North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Amy Elizabeth Thomas, married

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Anne Lindsey Strait, [redacted]

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, being Unit 40, Harpeth Knoll Planned Unit Development, as in Book 9200, Page 764, Register's Office for Davidson County, Tennessee.

Matters shown on the Plan of record in Book 520, page (s) 764, said Register's Office.

Declarations of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6280, page 478, said Register's Office.

Charter of Harpeth Knoll Homeowners Association of record in Book 6272, page 636, said Register's office.

By-Laws of record in Book 6280, page 486, said Register's office.

Electrical Pad Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7465, page 719, said Register's office.

Subject to taxes for the year 2002 which have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

BEING the same property conveyed to Amy Elizabeth Thomas, by deed from Morris Eshaghpour Contracting Corporation, of record 9482, page 93, aid Register's Office

Paul Mitchell, husband of Amy Elizabeth Thomas Mitchell joins in this conveyance to convey any and all interests that he may have in the above referenced property now or hereafter.

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 27th day of June, 2002

Amy Elizabeth Thomas Mitchell

ACKNOWLEDGMENT:

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 Amy Elizabeth Thomas Mitchell and husband Paul Mitchell the bargainors, with whom I am personally acquainted (or proved to me in 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 27th day of June, 2002.

My Commission expires:
3-27-04

Charlotte A. Bethel
Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENNESSEE