Davidson County DEEDWARR
Recvd: 07/10/02 08:37 3pgs
Fees:18.00 Taxes:2208.90
20020710-0082772

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $597,000.00 **Affiant** Subscribed and sworn to before me, this 8 day of July, 2002. Notary Public My Commission Expires: 11-26-05

Address New Owner As Follows: David J. Mahanes, III and wife, Melissa Mahanes 4316 Sunnybrook Drive Nashville, TN 37205	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, CA 92619	Map-Parcel Number: 130-03-0-034.00 BM 7805

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 consideration, the receipt of which is hereby acknowledged, **ROBERT WAYNE MAYO AND WIFE, JULIA LEIGH MAYO**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID J. MAHANES, III AND WIFE, MELISSA MAHANES**, hereinafter called the Grantees, their 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. 21 of Block 9 on the Plan of a Resubdivision of a part of Royal Oaks Subdivision, of record in Book 547, page 167, Register's Office for said County.

Said Lot No. 21 of Block 9 fronts 100.2 feet on the northeasterly margin of Sunnybrook Drive and extends back 195 feet on the northwesterly line and 197.6 feet on the southeasterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Robert Wayne Mayo and wife, Julia Leigh Mayo by deed from Christopher J. McComish and wife, Amy M. McComish, of record as Instrument No. 20010201-0010101, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1579, page 289, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 547, page 167, Register's Office for said County.

This is improved property known as 4316 Sunnybrook Drive, Nashville, TN 37205.

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 we covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of July, 2002.

Robert Wayne Mayo

Julia Leigh Mayo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT WAYNE MAYO**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of July, 2002.

Notary Public

My Commission Expires: 11-26-05

SHANNON JUDY
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

185928.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JULIA LEIGH MAYO**, the within named bargainor, 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 8 day of July, 2002.

Shannon Judy
Notary Public

My Commission Expires: 11-26-05