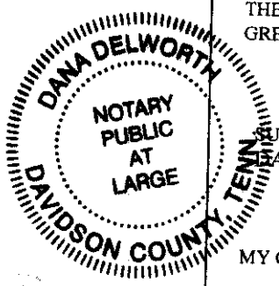
WARRANTY DEED

Return to: D-0160
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28TH~~ 4TH DAY OF ~~FEBRUARY~~ MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Pearson (NAME)	Sunstreet Mortgage, Inc. (NAME)	132-14-18
4617 Churchwood Drive, (ADDRESS)	201 4th Avenue North, 7thFl (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Parker G. Mount Jr., an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sam Pearson, and wife Alie Townsend-Pearson, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Oak Hill Valley, as of record in Plat Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to Parker G. Mount Jr., an unmarried man by Warranty Deed from George W. Holder, Jr., a married man, of record in Instrument No. 20020711-0083452, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4617 Churchwood Drive, Nashville, TN 37220
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 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.

This conveyance is subject to:1)Current years taxes which have been proated and assumed by the Grantee(s);2)All restrictions of record; 3)All easements of record;4)All visible easements;5) All matters appearing on the plan of record;6)All applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 03/13/03 10:08 2pgs
Fees:13.00 Taxes:1306.10

20030313-0033858

Witness my/our hand(s) this 28th day of February, 2003.

Parker G. Mount Jr.

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 Parker G. Mount Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2003.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public