PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(km) Title No: 45544
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/26/04 13:27 2pgs
Fees:13.00 Taxes:647.50
20040526-0061884

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael J. Sunderman 5211 Park Avenue Nashville, Tennessee 37209	Southeastern Mortgage of Tennessee, Inc. 115 29th Avenue South Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 091-15-106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claudia A. Nygaard**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Sunderman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson county, Tennessee, being part of Block 7 on the Realty Savings Bank and trust Company's Revised Plan of west Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, as follows:

Beginning at the southeast corner of Park Avenue and 53rd Avenue North, thence with the southerly margin of Park Avenue eastwardly 55 feet more or less to a point; thence southwardly and parallel to 53rd Avenue North, 162 feet more or less to a point in the easterly margin of 53rd Avenue North thence with the easterly margin of 53rd Avenue North, northwardly 162 feet, more or less to the pint of beginning.

Being the same property conveyed to Claudia A. Nygaard, unmarried person by deed from James B. May and wife, Joyce A. May, of record in Book 8734, Page 338, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; All Matters shown on the Plan of record in Book 421, Page 18, said Register's office.

This is improved property, known as: 5211 Park Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this.

Claudia A. Nygaard

Claudia A. Nygaard

State of TENNESSEE

County of DAVIDSON

On this 24th day of May 2004, before me the undersigned authority, personally appeared Claudia A. Nygaard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Sworn and subscribed before me this the 24th day of May, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007