REALTY TITLE
Box 48A

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Parkway
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $142,900.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2004.

Notary Public
My commission expires: ~~12/13/06~~ 02-04-08

MARIAN S. YOUNG NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 10/01/04 10:38 2pgs
Fees:13.00 Taxes:528.73
20041001-0118422

15-0409-150004

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Robbin L. Yount	SunTrust Mortgage Inc.	064-16-0-D
2508 Winter Springs Court	P.O. Box 57028	173.00CO
Hermitage TN 37076	Irvine, CA 92619-7028	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret Ann Mendleson, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robbin L. Yount and husband, Jerry A. Yount, hereinafter called the Grantees, their successors 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. 153 on the Plan of Section Three, Truxton Park, of record in Instrument No. 20011024-0116292, (plat reference instrument no. 200106080060612 in prior Deed and Deed of Trust is incorrect) Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Margaret Ann Mendleson, an unmarried woman, by Deed from Beazer Homes Corp. d/b/a Phillips Builders, dated 9-16-02, of record in Inst. No. 20020918-0113977, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2508 Winter Springs Court, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 30th day of September, 2004.

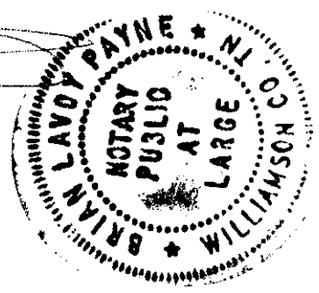
Margaret Ann Mendleson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret Ann Mendleson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 30th day of September, 2004.

Brian Lavoy Payne
State of Tennessee at Large
Notary Public



My Commission expires: 12/13/06