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Realty Title 45-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 10/07/04 13:03 2pgs
Fees:13.00 Taxes:462.50
20041007-0121292

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

03-0409-32232

Address of New Owner:	Send Tax Bills to:	Tax Information
Kutanya M. Chatmon	SunTrust Mortgage, Inc	162-16-0-E 20.00CO
1517 Bell Trace Drive	201 Fourth Avenue North, 7th Floor	
Antioch, TN 37013	Nashville, TN 37219	

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, Karl Threatt, married, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Kutanya M. Chatmon, hereinafter called the Grantee, his 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. 57, on the Plan of Bell Crest, Section One, of record in Book 7900, Page 753, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karl Threatt, unmarried, by deed from MCR Development, of record in Book 9897, Page 535, Register's Office for Davidson County, Tennessee.

Paula Campbell-Threatt, wife of Karl Threatt, joins in the execution of this instrument, for the purpose of conveying her marital interests, if any, in subject property,

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 1517 Bell Trace Drive, Antioch, TN 37013

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 1st day of October, 2004.

Karl Threatt

Paula Campbell-Threatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karl Threatt and Paula Campbell-Threatt with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 1st day of October, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05