WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/04 15:12 2pgs
Fees:13.00 Taxes:229.40

20041008-0122169

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $62,000.00.

Affiant

Subscribed and sworn to before me this 4 day of October 2004

Notary Public
My Commission expires
(Affix Seal)

Returned

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nick Dorroll	SunTrust Mortgage, Inc.	120-02-0-104
1319 Vine Drive	201 Fourth Avenue North, 7th Floor	
Nashville, Tennessee 37217	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Thomas Bryant , Jr.** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nick A. Dorroll, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 40 on the plan of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 40 fronts 60 feet on the southerly side of Venus Drive and runs back between parallel lines 170 feet to a dead line.

Being the same property conveyed to John Thomas Bryant , Jr. and Gelia Bryant, huband and wife, and Sharon G. Redmon, by deed from Jean Karen Jones Pique and Linda Kay Jones Hall, on June 25, 1997, of record in Book 10565, page 96, Register's Office for Davidson' County, Tennessee. Further conveyed by Quitclaim Deed by Gelia Bryant to John T. Bryant of record in Instrument Number 20041008 0122167 **, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed by Sharon Redmon to John T. Bryant of record in Instrument Number** 20041008 0122168 **, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 92, Register's Office Davidson County, Tennessee.

This is improved property known as: **1319 Venus Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 4, 2004.

John T. Bryant Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Thomas Bryant , Jr.** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 4, 2004

My commission expires _____

_____
Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC
WILSON COUNTY, TENNESSEE
LARGE
My Commission Expires JULY 21, 20