Davidson County DEEDWARR
Recvd: 03/29/05 10:45 2 pgs
Fees:13.00 Taxes:1048.95

20050329-0033549

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$283,500.00.**

Deborah L Cable
Affiant

Subscribed and sworn to before me, this the 23rdday of March, 2005.

Robin S Edwards
Notary Public

My commission expires: 3/28/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Darren Cioffi	**New Owner**	**Map 146-10, Parcel 024.00**
810 Evansdale Drive		
Nashville, TN 37220		

FOR AND IN 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 ACKNOWLEDGE, WE,

Estate of Thurman T. Wilburn, SunTrust Bank Administrator, C.T.A./D.B.N.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darren Cioffi, unmarried

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, TN, being Lot No. 4 on the Plan of Forest Park, of record in Book 2900, Page 122, said Register's Office.

Said Lot No. 4 fronts 254 feet on the northerly side of Evansdale Drive and runs back between lines, 309.7 feet on the easterly side and 324 feet on the westerly side to a dead line in the rear, measuring 30 feet thereon.

Being the same property conveyed to T. Theodore Wilburn by deed from Clark B. Rollins, Jr. and wife, Margaret Ann Hosier Rollins of record in Book 3705, Page 373, Register's Office for Davidson County, Tennessee. The said T. Theodore Wilburn having since died leaving property to SunTrust Bank, Nashville by Agreed Order on Petition to Sell Real Estate, No. 03P-1980, in the Seventh Circuit Court for Daivdson County, Tennessee, Probate Division.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **810 Evansdale Drive, Nashville, TN 37204**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 23rd day of March, 2005.

Estate of Thurman T. Wilburn
SunTrust Bank Administrator C.T.A./D.B.N.

SunTrust Bank By: David Dillon, VP

David Dillon, Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Dillon, Vice President** of **SunTrust Bank Administrator C.T.A./D.B.N. of the Estate of Thurman T. Wilburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Vice President** of **SunTrust Bank Administrator C.T.A./D.B.N. of the Estate of Thurman T. Wilburn,** the within bargainor, and corporation, and that he as such **Vice President** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **David Dillon** as **Vice President.**

Witness my hand and official seal, at office at Brentwood, Tennessee on this **23rd** day of **March, 2005.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 28, 2007