WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/05 10:14 2 pgs
Fees:13.00 Taxes:850.63

20050524-0058360

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2005.

Notary Public:

MY COMMISSION EXPIRES: 1-20-08
(AFFIX SEAL)

Lauren M Rickels
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Aaron D. Georgel	SunTrust Mortgage, Inc.	Map 181
6808 Sunnywood Drive	201 Fourth Ave. N., 7th Floor	Group 1-0-A
Nashville, TN 37211	Nashville, TN 37219	Parcel 34-CO

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 acknowledged, we

Steve Carter and wife, Kathy Carter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Aaron D. Georgel and wife, Jiliene M. Georgel

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, Tennessee, being Lot No. 37 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374 and amended in Book 9700, Pages 709-711, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve Carter and wife, Kathy Carter by deed from Yazdian Construction, Inc. of record in Instrument 200006300065139, dated June 23, 2000, Register's Office said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11069, Page 14 and Book 11069, Page 24, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 374 and amended in Book 9700, Page 709-711, said Register's Office; (3) Driveway Easement of record in Instrument 20050404-0036305, said Register's Office; (4) Right of Way Easement of record in Book 421, Page 146 said Register's Office; (5) Sanitary Sewer Easement of record in Book 9487, Page 901 and Book 9343, Page 202, said Register's Office; and (6) Ingress and Egress Easement of record in Book 5674, Page 863, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6808 Sunnywood Drive, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 23rd day of May, 2005.

Steve Carter
Steve Carter

Kathy Carter
Kathy Carter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Carter and wife, Kathy Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May, 2005.

My Commission Expires: 2/24/09

Connie Hooper
Notary Public

