RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43887

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/20/05 12:39 2 pgs
Fees:13.00 Taxes:1942.50
20050620-0070342

W & I Ref:(_____) Title No: 46402
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Born Robin Born 23 Washington Park Nashville, Tennessee 37205	**Suntrust Mortgage, Inc.** **201 Fourth Avenue N, 7th Floor** **Nashville, TN 37219**

TAX MAP-PARCEL NUMBERS: 116-08-A-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joyce B. Johnson and Okey B. Johnson Jr.**,wife and husband, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Born and spouse, Robin Born** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Building Site 23 on the Plan of Sugartree, Phase I of record in Book 4675, Page 141 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Okey B. Johnson and wife, Joyce B. Johnson by deed from Estes-Taylor Company, Inc., a Tennessee Corporation of record in Book 5105, Page 967, said register's office. By Quitclaim Deed of record in Book 8642, page 699, said register's office, Okey B. Johnson, Jr. conveyed his interest in subject property to Joyce B. Johnson. The said Joyce B. Johnson conveyed her interest in subject property to Okey B. Johnson by Quitclaim Deed of record in Book 9299, page 411, said register's office by Quitclaim Deed of record in Book 9347, page 365, said register's office, subject property was conveyed to Joyce B. Johnson and Okey B. Johnson, Jr. wife and husband.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, Page 141, said Register's Office, which Plan shows a minimum building setback line and easement to which plan reference is hereby made for a more complete description thereof. Said property is subject to a first right of refusal. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 23 Washington Park, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2005.

Joyce B. Johnson

Okey B. Johnson Jr.

State of Tennessee

County of Davidson

On this 15th day of June, 2005 , before me the undersigned authority, personally appeared Joyce B. Johnson and Okey B. Johnson Jr. , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Sworn and subscribed before me this the 15th day of June, 2005

My Commission Expires: 3-27-07

Notary Public

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007