**Elite Title Company**
**109 West Park Drive**
**Suite 350**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 06/24/05 11:44 2 pgs
Fees:13.00 Taxes:666.00
20050624-0072874

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

MELISSA L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 19, 2008

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $180,000.00**

**Affiant**

**Subscribed and sworn to before me, this 22nd day of June, 2005.**

**Notary Public**
**My commission expires:**

**03-0505-32759**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Matthew J. Borkon | SunTrust Mortgage, Inc. | 141-07-0-B-178.00CO |
| 1021 Summerview Court | 201 Fourth Avenue North, 7th Floor | |
| Nashville TN 37221 | 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, Sandra Vergara, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew J. Borkon, hereinafter called the Grantees, their 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. 183, on the Plan of Somerset Farms, Section 4, Phase 4, of record in Book 9700, Page 658, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Vergara, by deed from Richard J. Mark and wife, Tamee R. Mark, of record in Instrument No. 20030314-0034664, Register's Office for Davidson County, Tennessee.

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 1021 Summerview Court, Nashville, TN 37221.

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 22nd day of June, 2005.

Sandra Vergara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sandra Vergara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of June, 2005.

State of Tennessee at Large

My Commission expires 6-19-07

