PREPARED BY (AND RETURN TO):

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W & I Ref: gj Title No: 46491

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/05/05 10:44 2 pgs
Fees:13.00 Taxes:293.04
20050705-0076697

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James W. Poynter 5515 Country Drive #54 Nashville, Tennessee 37211	~~SAME~~ Suntrust Mortgage Inc. P.O. Box 57028 Irvine, CA 92619-7028

TAX MAP-PARCEL NUMBERS: 162-05-C-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$79,200.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James B. Evans , unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Poynter** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Townhouse No. 54, Building No. 8. of Hickory Valley Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460 page 27 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to James B. Evans by deed from Ericka P. (Haas) Wiginton of record in Book 20020619-0073926, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, page 27, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4521, page 574, Book 501, page 394, Book 8466 page 263, Book 1059, page 675, rerecorded in Book 10645, page 743, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 5515 Country Drive #54, Nashville, Tennessee 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 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 30th day of June, 2005 .

James B. Evans

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2005 , before me the undersigned authority, personally appeared **James B. Evans** , 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.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary

My Commission Expires: My Commission Expires MAY 23, 2009

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: $79,200.00

Affiant

Sworn and subscribed before me this 30th day of June, 2005

Notary Public

My Commission Expires: 1-20-09

Lauren M Rickels
State of Tennessee Notary Public
Williamson County