Davidson County DEEDWARR
Recvd: 07/06/05 15:55 2 pgs
Fees:13.00 Taxes:1036.00
20050706-0077733

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2005.

Notary Public

7/29/06
MY COMMISSION EXPIRES:

(AFFIX SEAL)

G-ST-05-2529

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Rapillo	Suntrust Mortgage, Inc.	
2529 Blair Blvd.	(NAME) 201 4th Avenue North/ 7th Floor	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37219	104-11 313.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VERA PARKES CASSELBURY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN RAPILLO AND SANDRA HARRISON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 86 on the Map of SUNSET PARK, as of record in Plat Book 332, Page 132, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vera Parkes Casselbury and Emma Joe P. Casselbury, as joint tenants with rights of survivorship by Quitclaim Deed from Emma Joe P. Casselbury, surviving tenant by the entireties, a single person, recorded on the 24th day of July, 1991 in Deed Book 8404, Page 514, in the Register's Office of Davidson County, Tennessee. The said Emma Joe Parkes having since deceased and being survived by Vera Parkes Casselbury, the surviving tenant by the entirety.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 332, Page 132; said register's office; and c) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2529 Blair Blvd., Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of June, 2005.

Vera Parkes Casselbury

Vera Parkes Casselbury

STATE OF ~~Tennessee~~ Florida
COUNTY OF ~~Davidson~~ Martin

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

Witness my hand and official seal, this the 27th day of June, 2005.

Joann Harris
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903