Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/18/05 09:45 2 pgs
Fees:13.00 Taxes:832.13
20050718-0082899

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $224,900.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2005.

Notary Public
My commission expires:

MELISSA M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE My Commission Exp. July 29, 2006

15-0507-150372

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark M. McNamara 5145 Bay Overlook Drive Hermitage TN 37076	SunTrust Mortgage Corp. P.O. Box 57028 Irvin, CA 92619	97-16-0-A-064

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, **Carole E. Pierce, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to **Mark Maurice McNamara and wife, Patricia McNamara,** 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. 96, on the Plan of The Peninsula, Section 2, a Planned Residential Development, of record in Plat Book 9700, Page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carole E. Pierce, unmarried by deed from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc., dated June 11, 1998, of record in Book 10982, Page 255, 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 5145 Bay Overlook Drive, Hermitage, TN 37076

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 15 day of July, 2005.

Carole E. Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Hermitage, TN, this 15 day of July, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11/27/06

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON