RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

Davidson County DEEDWARR
Recvd: 08/01/05 08:04 2 pg
Fees:13.00 Taxes:1369.00
20050801-0089236

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $370,000.00**

Affiant

**Subscribed and sworn to before me, this 29th day of July, 2005.**

Notary Public
**My commission expires:** Exp. 5/28/06

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**02-0507-44112**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Carl E. Ralston | SunTrust Mortgage, Inc. | 128-10-A-67.00 |
| 7916 Indian Springs Drive | 201 - 4th Ave North, 7th Floor | |
| Nashville TN 37221 | Nashville, Tennessee 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, David C. Finney and Linda Kay Finney, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carl E. Ralston, unmarried, 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. 52, on the Plan of Section Two, Pine Forest, of record in Book 11700, Pages 3, 4, 5 & 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David C. Finney and Linda Kay Finney, husband and wife by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated August 29, 2001, of record in Instrument No. 20010911-0098488, 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 7916 Indian Springs Drive, 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 29th day of July, 2005.

David C. Finney

Linda Kay Finney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David C. Finney and Linda Kay Finney, 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 Brentwood, TN, this 29th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

