Davidson County DEEDWARR
Recvd: 08/03/05 15:06 2 pgs
Fees:13.00 Taxes:602.73

20050803-0091258

WARRANTY DEED

G-CD-05-100

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,900.00

Karyn M. Wrye
Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2005.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES:
DAVIDSON COUNTY, TENN.
(AFFIX SEAL)

My Commission Expires July 19, 2008

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
Karyn M. Wrye	Suntrust Mortgage, Inc.	
100 Quinn Circle	(NAME) 201 4th Avenue North 6th Floor	
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Nashville, TN 37219	95-09 50.00
(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 MARGARET R. DOUGLAS AND HUSBAND, CHARLES J. DOUGLAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARYN M. WRYE, 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 NO. 20 AND THE NORTHERLY 5 FEET OF LOT NO. 21 ON THE PLAN OF W.E. QUIN, JR'S LEBANON ROAD SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO MARGARET R. DOUGLAS AND HUSBAND, CHARLES J. DOUGLAS BY WARRANTY DEED FROM LOLA F. VANTREASE, UNMARRIED, RECORDED THE 13TH DAY OF FEBRUARY, 1998, IN DEED BOOK 10794, PAGE 437, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 1424, Page 111, 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 100 Quinn Circle, Nashville, Tennessee 37210
(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 29th day of July, 2005.

Margaret R. Douglas

Charles J. Douglas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret R. Douglas and Charles J. Douglas, 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 29th day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903