Box 8

Davidson County DEEDWARR
Recvd: 08/08/05 13:45 2 pgs
Fees:13.00 Taxes:888.37

20050808-0093404

# WARRANTY DEED

G-CD-05-01401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,100.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

DEBORAH K. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

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 |
|---|---|---|
| David Alan Stuit | SunTrust Mortgage, Inc. | |
| 1401 Paris Avenue | (NAME) 201 Fourth Ave. N., 7th Floor | 118-1-76 |
| (ADDRESS) Nashville, Tennessee 37212 | (ADDRESS) Nashville, TN 37219 | |
| (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 ASHLEY E. BOURNE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID ALAN STUIT AND SPOUSE, KATHERINE ANN STUIT, 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. 71 ON THE PLAN OF VICTORIA PLACE OF RECORD IN BOOK 332, PAGE 10 REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 71 FRONTS 62.5 FEET ON THE SOUTHERLY MARGIN OF PARIS AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 130 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ASHLEY E. BOURNE BY WARRANTY DEED FROM DAVID THOMAS AND SPOUSE, CONNIE THOMAS, RECORDED ON THE 22ND DAY OF FEBRUARY, 2002, IN INSTRUMENT NO. 20020222-0023043, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been assumed by the grantee(s) herein; and b) plat of record in Book 332, Page 10, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 1401 Paris Avenue, 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 5th day of August, 2005.

Ashley E. Bourne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley E. Bourne, 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.

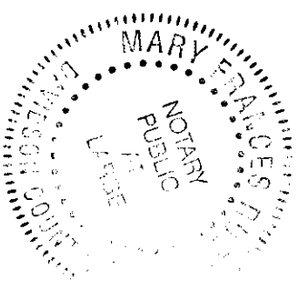
Witness my hand and official seal, this the 5th day of August, 2005.

Mary Frances Reed

Notary Public

My Commission Expires: 7-21-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903