BOK

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/05 14:11 2 pgs
Fees:13.00 Taxes:647.50

20050816-0097049

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$175,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of August, 2005

Notary Public
My Commission expires: 3/25/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Justin M. Calcagni	SunTrust Mortgage, Inc.	141-15A-6.00CO
7346 Rolling River Parkway	201 Fourth Ave. N., 7th Floor	
Nashville, TN 37221	Nashville, TN 37219	

*Sherry L. Raber, unmarried

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Justin M. Calcagni and wife, Jennifer L. Calcagni,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 90 on the plan of Rolling River Estates, Section I, of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

118.54
Lot No. 90 fronts ~~XXX~~ feet on the east side of Rolling River Parkway and runs back between lines 204.07 feet on the northerly line and 196.86 feet on the southerly line to a line in the rear measuring 82 feet thereon.

Being the same property conveyed to Sherry L. Raber, a married woman, by deed from Charles Gary Williams and wife, Rita F. Williams, husband and wife, on December 19, 2001, of record in Instrument Number 20020104-0001787, Register's Office for Davidson County, Tennessee. And further conveyed, pursuant to a Marital Dissolution Agreement and Final Decree of Divorce in the cause of Sherry Lynn Crowthers v. Casey Agnew Crowthers, Docket Number 04D-1736, to Sherry Lynn Crowthers by Quitclaim Deed from Casey Agnew Crowthers of record in Instrument Number 20050314-0027667, said Register's Office.

The said Sherry L. Raber and Sherry Lynn Crowthers being one in the same person.

The property is subject to the following:

- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4871, page 640; and Book 4788, page 950; and Book 4892, page 689, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 4892, page 670, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 5689, page 652, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4892, page 679, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7346 Rolling River Parkway, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 15, 2005.

Sherry L. Raber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2005

ALAN B. MALONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 4/25/06

Notary Public