03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $389,000.00

Meg N Underwood
Affiant

Subscribed and sworn to before me, this 12th day of August, 2005.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/13/05 08:40 2 pgs
Fees:13.00 Taxes:1439.30
20050913-0109635

03-0507-32953

Address of New Owner:	Send Tax Bills to:	Tax Information
Meg N. Underwood	SunTrust Mortgage, Inc.	104-12-0-115
1931 20th Avenue South	201 Fourth Avenue North, 7th Floor	
Nashville TN 37212	Nashville, TN 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, Timothy Terry and wife, LeAnne Terry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Meg N. Underwood and husband, James R. Underwood, 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 the southerly half of Lot No. 70 in Christopher and Kirkman's Belmont Park Addition to Nashville, a plan of which is of record in Book 57, Page 158, Register's Office for said County.

Said part of Lot No. 70 fronts 50 feet on the westerly side of Courtney Avenue, now 20th Avenue South, and runs back between parallel lines 159 feet to an alley.

Being the same property conveyed to Timothy Terry and wife, LeAnne Terry by deed from Jan ce Faye Gomer, n/k/a Faye Cook by deed, of record in Book 8737, Page 411, 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 1931 20th Avenue South, Nashville, TN 37212

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 12th day of August, 2005.

Timothy Terry

LeAnne Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Terry and LeAnne Terry, 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 Nashville, TN, this 12th day of August, 2005.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09