Return to: First Title and Escrow Company, Inc.
File Number 24694 Box 9B

WARRANTY DEED

G-CD-05-951

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

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
Michael Ayad	SunTrust Mortgage, Inc.	
951 Graybar Lane (ADDRESS)	P.O. Box 79041 (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Baltimore, MD 21279 (CITY) (STATE) (ZIP)	118-13-75

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 AARON M. BROTHERTON AND WIFE, HILLARY L. BROTHERTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL AYAD AND WIFE, ~~MARLEY~~ NANCY ROBERTS AYAD, 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 19, WOODMONT BOULEVARD SECTION OF MARENGO PARK, as shown on plat of record in Plat Book 1130, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aaron M. Brotherton and wife, Hillary L. Brotherton, by Warranty Deed from Brian G. Clinch and wife, Lynda L. Tynes, recorded on the 6th day of August, 2003 in Instrument No. 20030806-0111585, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2005 property taxes; which have been prorated; b) plat of record in Book 1130, Page 2, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 951 Graybar Lane, Nashville, Tennessee 37204
(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 16th day of September, 2005.

Aaron M. Brotherton

Hillary L. Brotherton

Davidson County DEEDWARR
Recvd: 09/23/05 15:53 2 pgs
Fees:13.00 Taxes:1146.63

20050923-0114758

STATE OF Tennessee
COUNTY OF Davidson

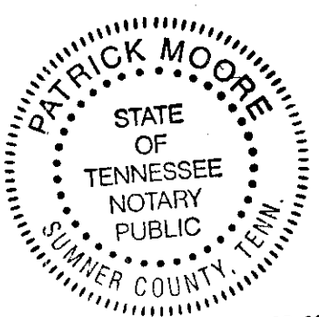
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron M. Brotherton and Hillary L. Brotherton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903