Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $132,800.00

Affiant

Subscribed and sworn to before me, this 20th day of October, 2005.

Notary Public
My commission expires: 02/24/08

Davidson County DEEDWARR
Recvd: 10/24/05 10:33 2 pgs
Fees:13.00 Taxes:491.36

20051024-0127862

06-0509-71975

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sharon A. Calarco	Suntrust Mortgage Inc.	87-00-0-168
6206 North New Hope Road	201 Fourth Ave. N 7th floor	
Hermitage TN 37076	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, Caleb N. Unland and Brooke Penix, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sharon A. Calarco, 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 more particularly described as follows:

Being part of Lot No. 8 on the Plan of Moses T. Brooks, deceased, as of record in Minute Book "H", Page 690, of the County Court for said county, described as follows: Beginning at a point on the West margin of New Hope Road, being the southeast corner of a tract conveyed to Thelma R. Zanetis, of record in Book 5408, Page 534, Register's Office for said County, said point also being the northeast corner of the tract being conveyed herein; thence North 84 degrees 55 minutes 43 seconds West 225 feet to a point; thence South 4 degrees 58 minutes 13 seconds West 114.67 feet to a point; thence South 84 degrees 55 minutes 43 seconds East 220 feet to a point; thence with a curve to the left 25 feet to a point on the margin of New Hope Road; thence with the margin of said road, North 5 degrees 14 minutes 56 seconds East 90 feet to the point of beginning.

Being the same property conveyed to Caleb N. Unland and Brooke Penix by deed from Capital Journey, LLC, dated May 8, 2003, of record in Instrument No. 20030509-0062441, Register's Office for Davidson County, Tennessee. 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 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 6206 North New Hope Road, Hermitage, TN 37076

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.

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 20th day of October, 2005.

Caleb N. Unland

Brooke Penix

Brooke Penix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Caleb N. Unland and Brooke Penix, 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 Mt. Juliet, TN, this 20th day of October, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

My Commission expires 02/24/08

