WARRANTY DEED

P-05-3417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Fellows	SunTrust Mortgage	150-11-111
3417 New Towne Road (ADDRESS)	(NAME) 1001 Semmes Avenue (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHELE SANDEFUR, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LARRY W. FELLOWS AND WIFE JUDITH B. FELLOWS AND JEREMY R. FELLOWS, UNMARRIED , hereinafter called the Grantees, 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, being Lot No. 214, on the Towne Village of The Country, Section III, of record in Book 5200, page 268 and 269, Register's Ofice for Davidson County, Tennessee.
Said Lot nO. 214 fronts 65 feet on the northerly margin of New Towne Road and extends back 139.1 feet on the easterly line and 160.86 feet on the westerly line to a dead line in the rear measuring 72.42 feet thereon.
Being the same property conveyed to Michele Sandefur, unmarried, by Deed dated 6/8/1999 in Book 11550 page 644, Register' s Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3417 New Towne Road, Antioch, Tennessee 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 20th day of October, 2005.

Michele Sandefur

Davidson County DEEDWARR
Recvd: 11/08/05 16:14 2 pgs
Fees:13.00 Taxes:391.83

20051108-0135563

STATE OF Tennessee

COUNTY OF Davidson

I, _____, a Notary Public of the County and State first above written, do hereby certify that Michele Sandefur personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of October, 2005.

_____
Notary Public

My Commission Expires: 5/24/08

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires [illegible]

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800