Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref:(gj) Title No: 46853
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/30/05 13:49 2 pgs
Fees:13.00 Taxes:1058.20

20051230-0157002

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret Naughton Donna Bridges 2834 Valley Road Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 117-02-233

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$286,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy G. Ozbolt ,married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Naughton and Donna Bridges** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 9A formerly known as Unit 2 of Valley Road Townhomes, on the Plan of Valley Road Townhomes Zone Lot Division of Lot 9 of Hillsboro Heights Section 2 of record in Book 5190, page 297, Book 6900, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Judy G. Ozbolt by deed from Catherine M. Brown, formerly known as Catherine M. Allen of record in Doc. No. 20040402-0037410, Register's Office for Davidson County, Tennesse.

Lawrence C. Kingsland, III spouse of Judy G. Ozbolt joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat 5190, page 297 amended in Book 6900, page 16 , said Register's Office, which Plan 20 foot minimum building set back line from Valley Road and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot, together with an 8 inch sewer line lying therein; An easement for a 15 foot right of way dedication as shown on the plan of record in Book 5190, page 297, said Register's Office for said County; Restrictive Covenants of record in Plat Book 6900, page 16, said Register's Office.

This is improved property, known as: 2834 Valley Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2005.

Judy G. Ozbolt

Judy G. Ozbolt

Lawrence C. Kingsland III

Lawrence C. Kingsland, III

State of Maryland
County of Montgomery

On this 27th day of December, 2005, before me the undersigned authority, personally appeared Judy G. Ozbolt and Lawrence C. Kingsland, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

JAYA CHAWLA
Notary Public, State of Maryland
My Commission Expires Feb. 18, 2006

My Commission Expires: _____

Jaya Chawla
Notary

For both signatures above

State of _____
County of _____

On this _____ day of December, 2005, before me the undersigned authority, personally appeared Lawrence C. Kingsland, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $286,000.00

Donna R. Bridges
Affiant

Sworn and subscribed before me this the 30th day of December, 2005

CHRISTY W. IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

Widoc: Deed Wp--12/02