File Box 30

Davidson County DEEDWARR
Recvd: 01/18/06 12:46 2 pgs
Fees:13.00 Taxes:684.50
20060118-0006687

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $185,000.00.

Subsribed and sworn before me this the 30th day of December, 2005

Affiant

(Affix Seal) MEREDITH L. CURRY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires March 23, 2008

Notary Public

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 501028

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:	Send tax bills to:
Sun Investments, Inc.	Community Bank & Trust
5015 Merchant Drive	575 South Main Street
Nashville, TN 37211	Ashland City, TN 37015

Map 147-9 Parcel 28

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Nancy Mattingly

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Sun Investments, Inc.

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 66 on the Plan of Crievewood as shown on plat of record in Plat Book 2331, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to T. W. Mayes and wife, Doy P. Mayes by Warranty Deed dated May 10, 1979 of record in Book 5434, page 824, said Register's Office. The said T. W. Mayes died testate May 17, 2003. Per Last Will & Testament, T. W. Mayes devised a life estate to his wife, Mildred Jean Mayes with remainder to his daughter Nancy Mattingly. The said Mildred Jean Mayes died April 18, 2005.

Subject to taxes for the year 2005, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 5015 Merchant Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 30th day of December, 2005.

Nancy Mattingly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Nancy Mattingly, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of December, 2005.

My commission expires:

_____

Notary Public



MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 25, 2009