1 of 2

39-B

File #06-1022

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/14/06 13:45 2 pgs
Fees:13.00 Taxes:1739.00

20060214-0017932

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Stephanie R. Ditenhafer and husband, William H. Ditenhafer, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Larry Churchill and Sande Churchill, husband and wife, 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:

Being the easterly half of Lot No. 95 on the Belmont Land Company's Plan of Lots called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 95 fronts 50.0 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 188.0 feet to an alley.

Being the same property conveyed to Stephanie R. Ditenhafer and husband, William H. Ditenhafer by deed from Bradley Poe, unmarried, dated June 15, 2000, of record in Instrument No. 200006210061695, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1401 Beechwood Avenue, Nashville TN, 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 6th day of February, 2006

Stephanie R. Ditenhafer

William H. Ditenhafer

State of Tennessee)
County of Davidson)

On this 6th day of February, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Stephanie R. Ditenhafer and William H. Ditenhafer, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 470,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of February, 2006.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:
Larry Churchill
1401 Beechwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage, Inc.
201 Fourth Avenue N/7th Floor
Nashville, TN 37219

TAX MAP-PARCEL #:
118-10-10