Davidson County DEEDWARR
Recvd: 02/22/06 10:39 2 pgs
Fees:13.00 Taxes:636.03

20060222-0020594

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$171,900.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2006.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers 161-14-B 104.00 CO
Lindsay K. Burns	**SunTrust Mortgage, Inc.**	
104 Highland Villa Drive	**201 Fourth Avenue North, 7th Floor**	
Nashville, TN 37211	**Nashville, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John Bradfield Scarbrough, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lindsay K. Burns, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 104 of Highland Villa Condominiums, a Condominium, a Horizontal Property Regime, as shown on the Plat of Highland Villa Condomiums, Condominium Apartments, of record in Plat Book 6200, Page 473 and described in Master Deed of record in Book 7278, Page 312 exhibit "B", as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232 and Bylaws recorded in Book 7278, Page 334, as amended in Book 8090, Page 537, Book 8131, Page 95, Book 8658, Page 595, Book 9730, Pages 265 and 268 and 271, and Instrument No. 20021118-0142476, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John Bradfield Scarbrough, unmarried by deed from Mary Margaret Scarbrough, unmarried, of record in Instrument No. 20011128-0129763, Register's Office for Davidson County, Tennessee. X 20011128-0129763

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record.

This is improved (x) Unimproved (____) property, known as **104 Highland Villa Drive, Nashville, TN 37211.**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 17th day of February, 2006.

John Bradfield Scarbrough

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 **John Bradfield Scarbrough, unmarried,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **17th** day of **February, 2006.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

