WARRANTY DEED

G-VRE-06-479

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,400.00

Michele Christy
Affiant

Subscribed and sworn to before me, this 6th DAY OF March, 2006.

Julie Wilbanks
Notary Public

MY COMMISSION EXPIRES: 2/20/08
(AFFIX SEAL)

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick D. Noon	Suntrust Mtg.	
479 Hogan Road (ADDRESS)	5920 Maryland Way #200 (NAME) (ADDRESS)	146-16-29.00
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Brentwood, TN. 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KATHRYN L. SPAIN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK D. NOON AND WIFE, AMY S. NOON, hereinafter called the Grantee(s), 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, Tennessee, being Lot 80, on the Plan of BRENTWOOD HALL, SECTION IV, as shown on plat of record in Plat Book 2083, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kathryn L. Spain, unmarried by Warranty Deed from Stephen A. Bernhill, a single person, recorded on the 24th day of February, 1998 in Deed Book 10806, Page 544, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2083, page 90; Book 6434, page 886, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 479 Hogan Road, Nashville, Tennessee 37220
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 6th day of March, 2006.

Kathryn L. Spain
Kathryn L. Spain

Davidson County DEEDWARR
Recvd: 03/08/06 13:45 2 pgs
Fees:13.00 Taxes:789.58

20060308-0027085

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 6th day of March, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
EXPIRES NOV. 22, 2009

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903