WARRANTY DEED

ET-06-0231

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Sonya Curtis
Affiant

Subscribed and sworn to before me, this 22nd DAY OF March, 2006.

Beverly J. Heathly
Notary Public

MY COMMISSION EXPIRES: 04-16-07
(AFFIX SEAL)

BEVERLY J. HEATHLY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Curtis	Suntrust Mortgage, Inc.	
(NAME)	(NAME)	
4809 Concord Drive	201 4th Avenue North, 7th Floor	75 04 218.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we E. W. WILKERSON, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SONYA CURTIS,* hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*married

Land in Davidson County, Tennessee, BEING Lot No. 498 on the Plan of Tulip Grove, Section 9, of record in Book 4675, page 135, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 498 fronts 84 feet on the westerly side of Concord Drive and extends back 234.37 feet on the northerly line and 181.08 feet on the southerly line to a dead line in the rear measuring 130.47 feet thereon.

Being the same property conveyed to E. W. Wilkerson, married, by Warranty Deed from Ben Merritt and wife, Bonnie Merritt, executed on June 2, 2005, of record at Instrument No. 20050603-0063337, Register's Office of Davidson County, Tennessee; AND also being the same property previously conveyed to Ben Merritt and wife, Bonnie Merritt by Trustee's Deed from Clyde Paul Holland, Trustee, executed on March 20, 1992, of record in Book 8581, page 10, Register's Office of Davidson County, Tennessee.

This property has never been the primary residence of E. W. Wilkerson.

This conveyance is subject to any and all existing restrictions and easements of record, if any.

unimproved ( )
This is improved (X) property, known as 4809 Concord Drive, Hermitage, Tennessee 37076
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 22nd day of March, 2006.

E. W. Wilkerson

E. W. Wilkerson

Davidson County DEEDWARR
Recvd: 03/27/06 10:35 2 pgs
Fees:13.00 Taxes:554.63

20060327-0034402

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named E. W. Wilkerson , the bargainor (s), 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 at Hermitage, Tennessee, this 22nd day of March, 2006.

My Commission Expires: 09-16-09

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 22nd day of March, 2006.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW