Box 17

WARRANTY DEED 8742

Davidson County DEEDWARR
Recvd: 03/27/06 13:39 2 pgs
Fees:13.00 Taxes:473.23
20060327-0034650

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$127,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2006~~ 11/14/09

(AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raven Bear	**SunTrust Mortgage, Inc.**	**162-05-0 282.00**
(NAME)	(NAME)	
293 Delvin Drive	**201 4th Ave. N., 7th Floor**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James R. Sloan and wife, Marilyn A. Sloan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raven Bear**, UNMARRIED 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:

Land in **Davidson** County, Tennessee, being Lot No. **5** on the Plan of **Tusculum Gardens**, of record in Book 4660, page 35, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 5 fronts 75 feet on the southwesterly margin of Delvin Drive and extends back 198.8 feet on the northwesterly line and 259.7 feet on the southeasterly line to a dead line in the rear, measuring 75.06 feet thereon.

Being the same property conveyed to **James R. Sloan and wife, Marilyn A. Sloan** by deed of record in Book 7259, Page 815, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **293 Delvin Drive, Antioch, TN 37013**

(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 **24th day of March, 2006**.

James R. Sloan

Marilyn A. Sloan

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **James R. Sloan and wife Marilyn A. Sloan** 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 Antioch, Tennessee, this 24th day of March, 2006.

Commission expires: 11/24/07

Notary Public

DAVIDSON CO. TN
NOTARY PUBLIC AT LARGE
ROGER SPROCHI