Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 05/09/06 14:17 2 pgs
Fees:13.00 Taxes:1665.00
20060509-0054414

W & I Ref:(_____) Title No: 47097
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ellen T. Armour Harriet Barbee Majors 572 Harpeth Trace Drive Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 143020A01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann J. Olsen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen T. Armour, unmarried and Harriet Barbee Majors, unmarried, as joint tenants with right of survivorship** 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:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Phase Three Harpeth Trace Estates of record in Book 5200, page 751, 752 and 753 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ann J. Olsen, married by deed from Ashleigh Grace Sawdon and husband, Robert N. Sawdon of record in Doc. No. 20040720-0086627 Register's Office for said County.

Mark A. Burnett, spouse of Ann J. Olsen joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Pages 751, 752 and 753, said Register's Office, which Plan shows a minimum building setback line from and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5120, page 918, corrected in, Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, Book 6274, page 148, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 572 Harpeth Trace Drive, Nashville, Tennessee 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 8th day of May, 2006.

Ann J. Olsen

Mark A. Burnett

State of TENNESSEE

County of DAVIDSON

On this 8th day of May, 2006 , before me the undersigned authority, personally appeared Ann J. Olsen and Mark A. Burnett , 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.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Sworn and subscribed before me this the 8th day of May, 2006

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 21, 2007