Davidson County DEEDWARR
Recvd: 05/11/06 12:34 2 pgs
Fees:13.00 Taxes:458.80

20060511-0055422

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Leila Schmeisser
Affiant

Subscribed and sworn to before me, this 5th day of May, 2006.

Sharon L. Riney
Notary Public
My commission expires:

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02-0604-44777

Address of New Owner:	Send Tax Bills to:	Tax Information
Wallace Jackson Arnold 3612 Lipton Place Antioch TN 37013	SunTrust Mortgage, Inc. 201 Fourth Ave N/7th Floor Nashville, TN 37219	150-14-0-078.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rebecca H. McCauley, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wallace Jackson Arnold, hereinafter called the Grantees, their successors 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. 6-J, on the Plan of Lake Towne Park, Section Six, of record in Book 6900, Page 832, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca H. McCauley by deed from Henry A. McGuffey, III and wife, Elaine B. McGuffey, dated April 12, 1999, of record in Book 11431, Page 902, Register's Office for Davidson County, Tennessee. Joel S. McCauley, spouse of vested owner, joins in the execution of this instrument to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3612 Lipton Place, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of May, 2006.

Rebecca H. McCauley

Joel S. McCauley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca H. McCauley and Joel S. McCauley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of May, 2006.

State of Tennessee at Large

My Commission expires 9/8/09

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.