SIDWELL & BARRETT, P.C.,
121 1st Avenue South, Suite 200
Franklin, TN 37064

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 336,500.00

X Ila Bell H. Garton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2006

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Mack McCoy	SunTrust Mortgage, Inc.	Map 172
5109 Ravens Glen	201 4th Ave. North	Group 14-0-B
Nashville, TN 37211	Nashville, TN 37219	Parcel 136 CO

FOR AND IN 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

Ila Bell H. Garton, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Mack McCoy, a married man

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:

BEING Lot No. 136, on the Plan of Winfield Park, Phase 1, Section 2, of record in Instrument 200002250018478,200002250018479, and 200002250018480, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Ila Bell H. Garton and husband, Stephen W. Garton by deed from Franklin Heritage Homes, LLC, of record in Instrument 20020425-0051108, dated April 23, 2002, Register's Office for said County. The said Stephen W. Garton is now deceased.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11113, Page 691; Instrument 20001211-0122000; Instrument 20020520-0061426; and Book 11113, Page 717, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200002250018478; Instrument 200002250018479; and Instrument 200002250018480; and (3) Ingress and Egress Easement of record in Book 5552, Page 857; Easement Agreement of record in Book 11124, Page 852; and Easement to Bellsouth of record in Book 11628, Page 204, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5109 Ravens Glen, Nashville, TN 37211

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 hand this 11th day of May, 2006.

Ila Bell H. Garton

Ila Bell H. Garton

Davidson County DEEDWARR
Recvd: 05/15/06 14:36 2 pgs
Fees:13.00 Taxes:1245.05

20060515-0056871

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 Ila Bell H. Garton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2006.

My Commission Expires: 1-22-07

Notary Public

