BOK8
Davidson County DEEDWARR
Recvd: 05/17/06 12:04 2 pgs
Fees:13.00 Taxes:801.79
20060517-0057787

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $216,700.00

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

Affiant

Subscribed and sworn to before me, this 15th day of May, 2006.

Notary Public
My commission expires 11-24-2007

03-0604-33537

Address of New Owner:	Send Tax Bills to:	Tax Information
Stacey L. Brand	SunTrust Mortgage, Inc.	126-15-0-A-293.00CO
8144 Settlers Way	P.O. Box 79041	
Nashville TN 37221	Baltimore, MD 21279-0041	

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, John WN Gould and Alexandra E. Gould, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stacey L. Brand, 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. 162, on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John WN Gould and Alexandra E. Gould, husband and wife by deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation, dated September 30, 2002, of record in Instrument No. 20021003-0120758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20011003-0107279, said Register's Office, which Plan shows a 20 feet minimum building setback line from Settlers Way, together with additional set back designations, and a 20 foot easement for public utility and drainage purposes along the rear line(s) and a 15 foot public utility easement located along the front line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 9342, Page 312, Instrument No. 20010717-0075902, Instrument No. 20011119-0126832; Instrument No. 200012110121618; Instrument No. 20001211-0121618, said Register's Office, which sets forth assessments, lines and other matters, to which Declaration reference is hereby made for more particulars.

This property is improved property known as 8144 Settlers Way, Nashville, TN 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 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 15th day of May, 2006.

John WN Gould

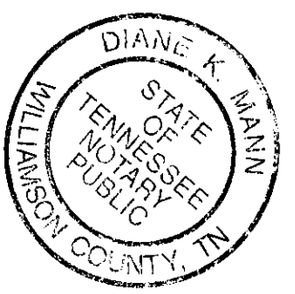
Alexandra E. Gould

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John WN Gould and Alexandra E. Gould, 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 Nashville, TN, this 15th day of May, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09