Davidson County DEEDWARR
Recvd: 05/26/06 10:52 2 pgs
Fees:13.00 Taxes:1147.00
20060526-0062201

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $310,000.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2006. Notary Public My Commission Expires: 3/20/2010

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Candace & Justin McNaughton	SunTrust Mortgage, Inc.	
4309 General Bate Drive	P. O. Box 79041	132-5-021.00
Nashville, TN 37204	Baltimore, MD 21279-0041	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW SCOTT BOURLAKAS, married**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JUSTIN F. McNAUGHTON and spouse, CANDACE D. McNAUGHTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of 2nd Addition to Brookhaven Estates, of record in Book 2133, page 49, Register's Office for Davidson County, Tennessee.

Said Lot 84 fronts 125 feet on the westerly side of Bates Drive, and runs back 443.6 feet on the northerly line and 428.5 feet on the southerly line, to a dead line, measuring 62 feet thereon.

Being the same property conveyed to Matthew Scott Bourlakas by deed from Lillian H. Padgett, of record as Instrument No. 20000516-0049211, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2133, page 49, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 167, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 2154, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 4309 General Bate Drive, Nashville, Tennessee 37204.

Rebecca Bourlakas joins in this instrument to convey, and does hereby convey any interest which she may have in the subject property.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of May, 2006.

Matthew Scott Bourlakas

Matthew Scott Bourlakas

Rebecca Bourlakas

Rebecca Bourlakas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW SCOTT BOURLAKAS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBECCA BOURLAKAS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of May, 2006.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007