Davidson County DEEDWARR
Recvd: 06/02/06 10:43 2 pgs
Fees:13.00 Taxes:666.00

20060602-0064949

WARRANTY DEED

ET-06-0325

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Dustin Dunn
Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2006.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Fuller	Suntrust Mortgage, Inc.	
232 40th Avenue North	(NAME) 201 4th Avenue North, 7th Floor	091-16-0 358.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA JEAN RAE,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA FULLER AND CALEB J. FULLER, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, BEING Lot No. 1 on the Plan of Charlotte Park Company's Second Addition, west part of Block No. 32, of record in Book 547, page 14, Register's office of Davidson County, Tennessee, to whcih said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sandra Jean Rae by Quitclaim Deed from Daniel Bryan Nelson, pursuant to divorce proceedings in the CIrcuit Court for Davidson County, Tennessee; said Quitclaim Deed executed on May 9, 2005, of record at Instrument No. 20050930-0117527, Register's Office of Davidson County, Tennessee; AND also being the same property previously conveyed to Daniel B. Nelson and Sandra J. Rae by Warranty Deed from Kelly J. Stallworth and husband, Jay A. Stallworth, executed on January 29, 2001, of record at Instrument No. 20010202-0010411, Register's Office of Davidson County, Tennessee.

Daniel Bryan Nelson and Daniel B. Nelson are one and the same person.

Sandra Jean Rae and Sandra J. Rae are one and the same person.

unimproved ( )
This is improved (X) property, known as 232 40th Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of May, 2006.

Sandra Jean Rae

STATE OF ~~Tennessee~~ MASSACHUSETTS

COUNTY OF ~~Davidson~~ HAMPSHIRE

On this the ~~26th~~ 25 day of May, 2006, before me personally appeared Sandra Jean Rae to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~26th~~ 25 day of May, 2006.

Notary Public

My Commission Expires:

06/16/06

(SEAL)

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520