(3)

WARRANTY DEED

G-HDH-06-830

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/01/09

(AFFIX SEAL)

ANN M. LEDEX STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/09/06 10:55 2 pgs
Fees:13.00 Taxes:701.15

20060609-0068639

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert David Todd	Suntrust Mortgage, Inc.	
830 Beth Drive	P.O. Box 79041	84-5-76.00
Nashville, TN 37206	Baltimore, MD 21279-0041	
(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 DAN EATON, DBA VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT DAVID TODD AND WIFE, ELIZABETH A. TODD, 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:

Land in Davidson County, Tennessee being Lot 5, CUMBERLAND MEADOWS, SECTION TWO, FIRST AMENDMENT, as shown on plat of record in Instrument No. 20050525-0059134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Dan Eaton d/b/a Vintage Builders by Quitclaim Deed from B.I.G. Development, Inc., a Tennessee Corporation, recorded on the 13th day of May, 2005 in Instrument No. 20050513-0054248, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20050525-0059134; Inst. No. 20051230-0156873; Book 4007, page 49; Book 4008, Page 192; Book 3430, Page 142; Inst. No. 20040824-0102318; Inst. no. 20010214-0014199; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 830 Beth Drive, Nashville, Tennessee 37206
(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 5th day of June, 2006.

Dan Eaton DBA VINTAGE BUILDERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan Eaton* the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

* DBA Vintage Builders

Witness my hand and official seal, this the 5th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903