This document prepared by:	
Name:	
Firm/Company	**Consumer Trust Title & Escrow**
Address:	**219 Ward Circle**
Address 2:	**Ste. 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 06/12/06 13:47 3 pgs
Fees:18.00 Taxes:518.00
20060612-0069749

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **RONALD D. GREER, EXECUTOR OF THE BILLY JOE THOMAS ESTATE**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **ROBERT RYAN MCKINNEY,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 95 ON THE PLAN OF VALLEY VIEW SUBDIVISION, SECTION 3, AS OF RECORD IN BOOK 2330, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVYEYED TO BILLY J. THOMAS, UNMARRIED BY WARRANTY DEED OF MARTHA L. HOUSE AND GEORGIA L. YOUNG, HEIRS-AT-LAW OF RUBY P. CARDWELL DATED AUGUST 30, 1996 AND RECORDED SEPT. 4, 1996 IN BOOK 10178, PAGE 818, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BILLY J. THOMAS HAVING SINCE DIED ON MARCH 23, 2006.

MAP AND PARCEL: 91-16-362

This property is known as: 311 SENTINEL DRIVE, NASHVILLE, TN 37209

Subject to all matters shown on the Plat of record in Book 2330, Page 148, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 9th day of June, 2006.

Ronald D. Greer, Executor of the Billy Joe Thomas Estate

STATE OF Tennessee

COUNTY OF Williamson

On this 9th day of June 2006 before me personally appeared Ronald D. Greer, Executor of the Billy Joe Thomas Estate, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

HOLLY LEIGH PRATT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: _____

Commission Expires: My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Ronald D. Greer, Executor of the Billy Joe Thomas Estate

Grantee(s) Name, Address, phone:
Robert Ryan McKinney
311 Sentinel Drive
Nashville, TN 37209

SEND TAX STATEMENTS TO :

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$140,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 9th day of June 2006.

Pam McBroom
Affiant

Pam McBroom
Type or Print Name

(Seal)

Terri D. Jackson
Notary Public

My commission expires:

TERRI D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 31, 2007

Terri D. Jackson
Type or Print Name

SEND TAX BILL TO: SUNTRUST MORTGAGE, INC.
201 4th Avenue North/7th Floor
Nshville, TN 37219