Box 8

PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 47061
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/19/06 12:02 2 pgs
Fees:13.00 Taxes:610.50
20060619-0072709

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven J. Van Driest Sara L. Van Driest 7116 Bay Cove Trail Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 141120B03700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua M. Gunnels and spouse, Anne N. Gunnels**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Steven J. Van Driest and spouse, Sara L. Van Driest** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Phase 2 Southampton of record in Book 5200, page 595, amended in Book 6150, page 298 Register's Office for said County.

Said Lot No. 30 fronts 90 feet on the westerly margin of Bay Cove Trail and extends back 165 feet on the northerly line and 130 feet on the southerly line to a dead line in the rear, measuring 96.56 feet thereon.

Being the same property conveyed to Joshua M. Gunnels and wife, Anne N. Gunnels by deed from Lee Alan Pettit and wife, Kelly Pettit of record in Doc. No. 20020719-0087139, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200 Page 595, amended in Book 6150, page 298, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bay Cove Trail together with a designated building site, said set back line was amended to 20 feet by instrument of record in Book 6150, page 298, said Register's Office and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, page 430, Book 6189, page 940, By-Laws in Book 6355, page 517, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7116 Bay Cove Trail, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2006.

Joshua M. Gunnels

Anne N. Gunnels

State of TENNESSEE
County of DAVIDSON

On this 15th day of June, 2006, before me the undersigned authority, personally appeared Joshua M. Gunnels and Anne N. Gunnels , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Sworn and subscribed before me this the 15th day of June, 2006

My Commission Expires: _____

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN. — My Commission Expires JULY 21, 2007

Notary Public