WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 12:11 2 pgs
Fees:13.00 Taxes:477.30

20060707-0081746

SHELLY ABELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Shelly Abell
My Commission Expires
March 20, 2010

State of Tennessee)
County of Davidson)

G#3322-2

The actual consideration or value, whichever is greater, for this transfer is **$129,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2006.

Notary Public

My commission expires: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
DAVID S. STANDIFER and ASHLEY R. STANDIFER	**SUNTRUST MORTGAGE, INC.**	**Map 135-16-0-B, Parcel 099.00co**
600 Flintlock Court	**P.O. Box 79041**	
Nashville, TN 37217	**Baltimore, MD 21279-0041**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES ROBERTS PARKER and RACHEL PARKER, husband and wife, and DONALD M. LONG, JR., and DERYL M. LONG, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID S. STANDIFER and wife, ASHLEY R. STANDIFER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 99 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11, a Horizontal Property Regime, as of record in Instrument No. 20021120-0143949, which amends the Plat of Tract #11 of Nashboro Village, of record in Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James Roberts Parker and Rachel Parker, husband and wife, and Donald M. Long, Jr., and Deryl M. Long, husband and wife, by Warranty Deed dated July 16, 2004, from Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, of record in Instrument No. 20040803-0092965, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281 and in Instrument No. 20050520-0056888, said Register's Office; By-Laws of record in Instrument No. 20021106-0136459, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **600 Flintlock Court, Nashville, TN 37217** .

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 do 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 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 GRANTEES, 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 **30th** day of **June, 2006.**

JAMES ROBERTS PARKER

DONALD M. LONG, JR.

RACHEL PARKER

DERYL M. LONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES ROBERTS PARKER and RACHEL PARKER, husband and wife, and DONALD M. LONG, JR., and DERYL M. LONG, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2006.**

Notary Public

My Commission Expires: 3/22/09