BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN01817

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/06 12:59 2 pgs
Fees:13.00 Taxes:739.63

20060707-0081807

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of July, 2006.

PRISCILLA E. CRAIG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: May 24, 2009

THIS INSTRUMENT WAS PREPARED BY:
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY, STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susannah McNeill **1111 Greenwood Ave.** **Nashville, TN 37206**	**SunTrust Mortgage, Inc.** **201 4th Ave. North, 7th Floor** **Nashville, TN 37219**	**083-01-0-291.00**

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,

Matthew R. Grace and wife, Sarah N. Grace

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

Susannah K. McNeill, unmarried

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 the easterly 69 feet on Lot No. 4 on the plan of Young Wilhoite's Subdivision of part of the Douglas Property, as of record in Book 332, Page 108, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 69 feet on the northerly side of Greenwood Avenue and runs back between parallel lines, 174 feet to an alley.

Being the same property conveyed to Matthew R. Grace and wife, Sarah N. Grace, by Warranty Deed from Donna G. Haislip, a single woman,, dated April 24, 2002 and recorded April 26, 2002 in Instrument No. 20020426-0051679, Register's Office for Davidson County, Tennessee.

Subject to Joint Driveway Agreement of record in Book 10170, Page 870 and The Plan of Record in Book 332, Page 108, platted September 13, 1909, said Register's Office.

Unimproved ( )
This is improved (X) property known as **1111 Greenwood Ave., Nashville, TN 37206**
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 our hands this 5th day of July, 2006.

Matthew R. Grace

Matthew R. Grace

Sarah N. Grace

Sarah N. Grace

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 Matthew R. Grace and wife, Sarah N. Grace the bargainor(s) 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.

Witness my hand and official seal at Nashville, Tennessee this 5th day of July, 2006.

Commission Expires: 11/4/06

Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2006, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public