07

Davidson County DEEDWARR
Recvd: 07/11/06 10:32 2 pgs
Fees:13.00 Taxes:629.00

20060711-0083040

Realty Title
Box 48A

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

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

Notary Public
My commission expires: ~~11/22/08~~ 5/22/10

BRANDON PELIZZARI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

07-0606-82793

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacqueline J. Thorn	SunTrust Mortgage, Inc.	86-14-0-B-096
2773 Fleet Drive	201 Fourth Ave. N., 7th Floor	
Hermitage TN 37076	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Meredith Latimer Eaton and her husband, Christopher Eaton,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacqueline J. Thorn, unmarried,** hereinafter called the Grantees, their successors 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 Lot No. 46, on the Plan of Fleetwood Subdivision, Phase Two, of record in Book 6900, Page 738, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Meredith Latimer Eaton and her husband, Christopher Eaton by deed from Norman McLean, dated January 31, 2003, of record in Instrument No. 20030206-0016453, re-recorded in Instrument No. 20031010-0150722, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2773 Fleet Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of June, 2006.

Meredith Latimer Eaton Christopher Eaton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Meredith Latimer Eaton and Christopher Eaton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 30th day of June, 2006.

~~Deborah K. Devine~~
State of Tennessee at Large

My Commission expires ~~11/22/08~~
5/22/10

