RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44760

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN. My Commission Expires JULY 29, 2006

WARRANTY DEED

G-VRE-06-023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Jetter	Suntrust Mortgage, Inc.	
23 Waters Avenue (ADDRESS)	201 Fourth Ave N/7th Floor (ADDRESS)	83-7-316
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JON DAUGHARTHY AND WIFE, KACI DAUGHARTHY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DONNA JETTER,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*an unmarried person

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 1/2 OF LOT NO. 6 ON THE PLAN OF GEORGE C. WATERS' 2ND ADDITION OF RECORD IN BOOK 161, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID 1/2 OF LOT NO. 6 FRONTS 50.0 FEET ON THE NORTHERLY MARGIN OF WATERS AVENUE AND EXTENDS BACK 160.0 FEET BETWEEN PARALLEL LINES TO A DEAD LINE, MEASURING 50.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO JON DAUGHARTHY AND WIFE, KACI DAUGHARTHY BY WARRANTY DEED FROM LYDIA K. CRENSHAW, UNMARRIED, RECORDED ON THE 6TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050706-0077674, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 7800, page 844; and Book 161, page 172, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 23 Waters Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of July, 2006.

Jon Daugharthy

KACI DAUGHARTHY BY WILLIAM (T.J.) ATTORNEY IN FACT
Kaci Daugharthy

Davidson County DEEDWARR
Recvd: 07/11/06 11:56 2 pgs
Fees:13.00 Taxes:888.00
20060711-0083170

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Daugharthy, the within named bargainor, 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, this the 5th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of July, 2006, before me personally appeared T.J. Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kaci Daugharthy and who acknowledged he/she/they executed the same as the free act and deed of the said Kaci Daugharthy.

Witness my hand and official seal, this the 5th day of July, 2006.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903