WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rebecca Lovell	SunTrust Mortgage, Inc.	Map 43
122 Vandiver Drive	201 4th Ave. North, 7th Floor	Group 12
Madison, TN 37115	Nashville, TN 37219	Parcel 58

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

Kevin D. Sykes and wife, LaNita D. Sykes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rebecca Lovell, an unmarried person,
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 Second Civil District of Metropolitan-Nashville, Davidson County, Tennessee, and being part of the East Part of Lot No. 9, Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey by R.L. Montoya Land Surveying, Inc.:

Beginning at an iron rod in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this herein described parcel; thence leaving said margin North 53 deg. 20' 48" East and passing a witness rod at 121.30 feet for a total distance of 192.70 feet to a point in the southwesterly boundary of the Dept. of U.S. Army Corps of Engineers property (Cumberland River); thence running with said boundary line South 45 deg. 06' 27" East 50.5 feet to a point; thence South 53 deg. 20' 48" West and passing a witness rod at 71.40 feet for a total distance of 199.80 feet to an iron rod in the northeasterly margin of Vandiver Drive: thence running with said drive North 37 deg. 02' West 50.00 feet to the point of beginning.

BEING the same property conveyed to Kevin D. Sykes and wife, LaNita D. Sykes by deed from J & M Home Builders, Inc., of record in Book 9951, Page 319, dated February 16, 1996, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 122 Vandiver Drive, Madison, TN 37115

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 6th day of July, 2006.

Kevin D. Sykes

LaNita D. Sykes

Davidson County DEEDWARR
Recvd: 07/12/06 09:36 2 pgs
Fees:13.00 Taxes:462.50

20060712-0083591

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 Kevin D. Sykes and LaNita D. Sykes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.