Davidson County DEEDWARR Recvd: 07/13/06 13:18 2 pgs Fees:13.00 Taxes:580.01 **20060713-0084513**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,760.00 Carol A Clawson Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2006. Notary Public MY COMMISSION EXPIRES: 12/09/07 (AFFIX SEAL)

WARRANTY DEED

P-TBT-06-0520

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Weaver	Suntrust Mortgage, Inc.	
380 Sims Lane	(NAME) 201 Fourth Ave North, 6th Floor	92.10-239.00
(ADDRESS) Franklin, TN 37069	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(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 B. B. DOUBLEDAY, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WAYNE WEAVER, MARRIED,* 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:

* AND WIFE, JANEEN M. WEAVER

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 3 of Block "C" of H. B. and M. S. Pilcher's Resubdivision of part of the Matthew Barrow Estates, as of record in Book 57, page 91, said Register's Office.

Said parts of Lots Nos. 1 and 3 of Block "C" being the southerly 66 feet thereof, front 66 feet on the west side of Winston Avenue (27th Avenue, North) and run back between parallel lines, 120 feet to the line of Lot No. 5 in said plan.

Said parts of Lots Nos. 1 and 3 in Block "C" front 34 feet on the west side of Winston Avenue (27th Avenue, North) and extend back between parallel lines, 120 feet to the east line of Lot No. 5 on said plan; beginning at a point on the west side of Winston Avenue 68 feet south of the south margin of Torbett Avenue; thence running south with the west side of Winston Avenue 34 feet; thence back westwardly between parallel lines, 120 feet.

Being a portion of the property conveyed to B. B. Doubleday, Jr. by deed from Alan Irving Kirshner and Hilda Frances Kirshner Garlock, dated December 31, 1986 and filed of record on the 9th day of January 1987, in Book 7103, page 149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 520 27th Avenue North, Nashville, Tennessee 37209
(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 30th day of June, 2006.

B. B. Doubleday, Jr.

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2006, before me personally appeared B. B. Doubleday, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)

LAURA PERRY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959