Davidson County DEEDWARR
Recvd: 07/19/06 12:59 2 pgs
Fees:13.00 Taxes:671.55

20060719-0087102

WARRANTY DEED

P-06-309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00 .

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) My Commission Expires October 10, 2009

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tamar A. Robinson	Suntrust Mortgage, Inc.	
309 Upper Mill Drive	(NAME) P.O. Box 57028	173-15-A-25 CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMY E. NEFF, A SINGLE PERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TAMAR A. ROBINSON, A SINGLE PERSON, hereinafter called the Grantees, their heirs and assigns, that 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. 25 on the Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Paul E. Helton and Amy E. Neff, by Deed from Craig and Walker Homes, Inc, a Tennessee Corporation, dated July 30, 2001, recorded in Instrument Number 20010802-0082957,Register's Office for Davidson County. By Quitclaim Deed dated 9/2/2004, of record in Instrument #200409020106294, Register's Office for Davidson County, Tennessee, the said Paul E. Helton conveyed his interest in subject property to Amy E. Neff. Subject property was further conveyed to Amy E. Neff, unmarred, by Quitclaim Deed from Paul E. Helton, unmarried, dated 10/3/2005, of record in Instrument #200510110122354, Registers' 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 309 Upper Mill Drive, Antioch, Tennessee 37013
(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 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 my/our hand(s) this 14th day of July, 2006.

Amy E. Neff

STATE OF TENNESSEE

COUNTY OF Davidson

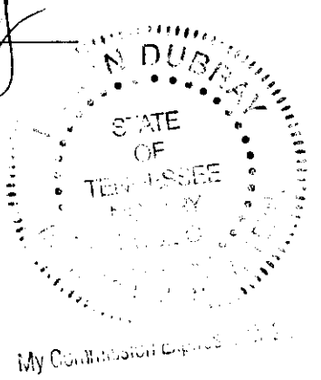
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Amy E. Neff personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800