File Box 9B
First Title and Escrow Co., Inc.
25671

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(_____) Title No: 48062
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/01/06 09:50 2 pgs
Fees:13.00 Taxes:1515.63

20060801-0093093

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael C. Bright Patricia C. Labosky 907 Sutton Hill Road Nashville, Tennessee 37204	SUNTRUST MORTGAGE, INC. 901 Semmes Avenue Richmond, VA 23224

TAX MAP-PARCEL NUMBERS: 11810003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$409,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald G. Findlay Jr. and spouse, Mary Ann Findlay and Karin Findlay, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael C. Bright and wife, Patricia C. Labosky** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Sutton Hill, Section of Marengo Park of record in Book 974, page 67 Register's Office for said County.

Said Lot No. 56 fronts 75 feet on the southerly margin of Sutton Hill Road and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Donald G. Findlay, Jr., and spouse, Mary Ann Findlay, a ½ interest and Karin Findlay, a ½ interest, to be held as joint tenants with rights of survivorship by deed from Michael W. Spicer, a married man of record in Doc. No. 20040706-0080057, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974 Page 67, said Register's Office, which Plan shows a 50 foot minimum building setback line from Sutton Hill Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 907 Sutton Hill, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27 day of July, 2006.

Donald G. Findlay Jr.

Mary Ann Findlay

Karin Findlay

State of California
County of Placer

On this 27 day of July, 2006 , before me the undersigned authority, personally appeared Donald G. Findlay Jr., Mary Ann Findlay and Karin Findlay, ~~to me known~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Jan. 31, 2007

Notary

PAMELA ANNE WALDON
COMM. # 1397214
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
COMM. EXP. JAN. 31, 2007

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $409,900.00

Affiant

Sworn and subscribed before me this the 28th day of July, 2006

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 24, 2009

Notary Public

My Commission Expires: