Davidson County DEEDWARR
Recvd: 08/03/06 10:43 4 pgs
Fees:23.00 Taxes:1274.10

20060803-0094560

WARRANTY DEED

AT-20060175

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,850.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31 ST day of July, 2006

(Affix Seal) Notary Public

My Commission Expires: 1/26/2008

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION ROAD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas C. Fussell	SUNTRUST MORTGAGE, INC	116-08-0 076.00
4020 Woodmont Blvd.	201 FOURTH AVE NORTH	
Nashville, TN 37205	NASHVILLE, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Connie Keltner, Successor Co-Trustee, Bonnie R. Litorja, Successor Co-Trustee, and Sherry A. Louer, Successor Co-Trustee pursuant to the terms of the Second Amendment-Article VI of the Murriell and Zelpha Thompson Revocable Trust, U/A/D , November 22, 1993, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Thomas C. Fussell and wife, Caprice M. Fussell , 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 119 on the Map of Kenner Manor Land Company's Second Subdivision of Kenner Tract of record in Book 421, page 100, register's Office for Said County.

Said Lot No. 119 fronts 100 feet on the easterly side of Woodmont Boulevard and runs back between lines, 310 feet on the north line and 330 feet on the south line, to a dead line in the rear on which it measures 45 feet.

Being the same property conveyed to Murriell Thompson and wife, Zelpha Thompson, Trustees, U/A/D Nov. 22, 1993 by Warranty Deed from Ivy Murriell Thompson and wife, Zelpha Zoe Thompson, Individually dated November 22, 1993 and recorded November 24, 1993 in Book 9162, page 868, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4020 Woodmont Blvd., Nashville, TN 37205.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 27 th day of July, 2006:

Connie Keltner
Connie Keltner, Co-Trustee

State of
County of

Before me, the undersigned authority of the state and county mentioned, personally appeared Connie Keltner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Trustee (or other officer authorized to execute the instrument) of Murriell Thompson and wife Zelpha Thompson, Trustees, U/A/D, November 22, 1993 the with in named bargainor, and that as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Murriell Thompson and wife Zelpha Thompson, Trustees, U/A/D, November 22, 1993.

Witness my hand and seal this the 27 th day of July, 2006.

Gwendolyn Bynum
NOTARY SIGNATURE

Notary Expires: 3-4-2009

GWENDOLYN BYNUM
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

Witness my/our hand(s) this the 27 th day of July, 2006:

Bonnie R. Litorja

Bonnie R. Litorja, Co-Trustee

State of Washington
County of Whatcom

Before me, the undersigned authority of the state and county mentioned, personally appeared Bonnie R. Litorja, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Trustee (or other officer authortzed to execute the instrument) of Murriell Thompson and wife Zelpha Thompson, Trustees, U/A/D, November 22, 1993 the with in named bargainor, and that as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Murriell Thompson and wife Zelpha Thompson, Trustees, U/A/D, November 22, 1993.

Witness my hand and seal this the 27 th day of July, 2006.

Kami M Vanderyacht

NOTARY SIGNATURE

Notary Expires: 1/19/08

KAMI M. VANDERYACHT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 19, 2008

Witness my/our hand(s) this the 28 th day of July, 2006:

Sherry A. Louer

Sherry A. Louer, Co-Trustee

State of FL.
County of Hillsborough

Before me, the undersigned authority of the state and county mentioned, personally appeared Sherry A. Louer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Co-Trustee (or other officer authorized to execute the instrument) of Murriell Thompson and wife Zelpha Thompson, Trustees, U/A/D, November 22, 1993 the with in named bargainor, and that as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Murriell Thompson and wife Zelpha Thompson, Trustees, U/A/D, November 22, 1993.

Witness my hand and seal this the 28 th day of July, 2006.

Sharon Kay Valdes

NOTARY SIGNATURE

Notary Expires:

SHARON KAY VALDES
MY COMMISSION # DD 299167
EXPIRES: March 11, 2008
Bonded Thru Notary Public Underwriters