G-19913-4
Box 14-A

Box 14A

WARRANTY DEED	State of Tennessee County of Davidson
Davidson County DEEDWARR Recvd: 08/10/06 10:13 2 pgs Fees:13.00 Taxes:592.00 20060810-0098491	The actual consideration or value, whichever is greater, for this transfer is **$160,000.00** Affiant Subscribed and sworn to before me, this the 8th day of August, 2006. Notary Public My commission expires: Nov. 24, 2007 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John R. Gimenez	**SunTrust Mortgage, Inc.**	**Map 083-10, Parcel 275.00**
1901 Forrest Avenue	**P.O. Box 79041**	
Nashville, TN 37206	**Baltimore, MD 21279-0041**	

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,

Eric P. Arnold and Tracy Arnold, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Gimenez, a single 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 Davidson County, Tennessee, being part of a 10 1/2 acre tract, as shown on Plat of Richardson Place, as of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 28, 1954, as follows:

BEGINNING at a point in the Northeast corner of the easterly end of Forrest Avenue; thence, North 4 degrees 15' East 108.3 feet to a point; thence, South 71 degrees 39' 30" East 73.5 feet to a point; thence, South 10 degrees 29' 30" West 91.85 feet to a point in the northerly margin of a 25 foot wide strip designated for a street; thence, North 85 degrees 25' 30" West along the northerly margin of said strip 60.75 feet to the BEGINNING.

BEING the same property conveyed to Eric P. Arnold and Tracy Arnold, husband and wife by Warranty Deed from Bettye S. Russell, Executrix of the Estate of Kenneth E. Smith, deceased, and Bettye S. Russell, Individually, of record in Instrument No. 20060411-0041715, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 675, Page 744, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (__X_) Unimproved (____) property, known as: **1901 Forrest Avenue, Nashville, TN 37206**

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 **8th** day of **August, 2006.**

Eric P. Arnold

Tracy Arnold

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 **Eric P. Arnold and Tracy Arnold,** the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **August, 2006.**

Jennifer Johnson

Notary Public

Nov 24, 2007

My Commission Expires:_____

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN