20060795

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $206,000.00.

Affiant

Subscribed and sworn before me this the 8th day of August, 2006.

Notary Public
My commission expires:

Davidson County DEEDWARR
Recvd: 08/11/06 12:32 2 pgs
Fees:13.00 Taxes:762.20
20060811-0099208

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John G. Hill	SunTrust Mortgage, Inc.	83-9-354
1519 Forrest Avenue	201 4th Ave., 7th Floor	
Nashville, TN 37206	Nashville, TN 37219	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tonia J. Mattison, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John G. Hill and wife, Josie Emerson Hill, as tenants by the entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of A.V.S. Lindsey's 29 acre tract as of record in Book 57, page 66, Register's Office to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tonia J. Mattison by deed from Freddie J. McLean and wife, Kanice D. McLean dated June 28, 1998 in Book 11223, page 567, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1519 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of August, 2006.

Tonia J. Mattison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tonia J. Mattison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of August, 2006.

My commission expires:
7-21-07

