1 of 2

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/22/06 14:01 2 pgs
Fees:13.00 Taxes:629.00
20060822-0103445

39-B
File #06-1315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Emily A. Whitson and husband, Isaac D. Whitson, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Sarah S. Richter, a single female, 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. 32 on the map of Subdivision of part of the Weakley Home Place, Weakly Home Place, as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Emily A. Whitson and husband, Isaac D. Whitson by deed from Celia Helm, an unmarried woman, dated October 27, 2000, of record in Instrument No. 20001031-0107876, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1429 Sumner 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 15th day of August, 2006

Emily A. Whitson

Isaac D. Whitson

State of Tennessee)
County of Davidson)

On this 15th day of August, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Emily A. Whitson and Isaac D. Whitson, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-2-2009

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170,000.00.

Sarah S. Richter
Affiant

Sworn and subscribed before me on this the 15th day of August, 2006.

Notary Public

My Commission Expires: 5/22/10

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Sarah S. Richter	SunTrust Mortgage, Inc.	83-6-3
1429 Sumner Avenue	201 Fourth Avenue N/7th Floor	
Nashville, TN 37206	Nashville, TN 37219	