PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 08/29/06 13:08 2 pgs
Fees:13.00 Taxes:1332.00
20060829-0106735

W & I Ref:(_____) Title No: 48142
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Darlene Rosselli 3629 Brighton Road Nashville, Tennessee 37205	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 11510006900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan R. LeQuire and spouse, Andree A. LeQuire**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Darlene Rosselli 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. 98 on the Plan of West Meade Estates Section One of record in Book 2663, Page 110, Register's Office for said County.

Said Lot No. 98 fronts 139.95 feet on the southerly margin of Brownlee Drive and extends back 380 feet on the easterly line and 309.8 feet on the westerly line to a dead line the rear measuring 100.2 feet thereon.

Being the same property conveyed to Alan R. LeQuire and wife, Andree A. LeQuire by deeed from Joe F. Wiggins, an unmarried person of record in Doc. No. 20050427-0046892, 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 2663 Page 110, said Register's Office, which Plan shows a 120 foot minimum building setback line from Brownlee Drive and a 10 foot easement for public utility purposes along the rear line(s); And easement for overhang purposes across the front line of said lot.

This is improved property, known as: 6441 Brownlee Drive, Nashville, Tennessee 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, 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 28th day of August, 2006.

Alan R. LeQuire

Andree A. LeQuire

State of TENNESSEE

County of DAVIDSON

On this 28th day of August, 2006 , before me the undersigned authority, personally appeared Alan R. LeQuire Andree A. LeQuire , 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

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 $360,000.00

Affiant

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

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary Public