Davidson County DEEDWARR
Recvd: 09/07/06 12:29 2 pgs
Fees:13.00 Taxes:665.63

20060907-0110791

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

B-KM-06-3621

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-2410
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shannon Kelly | SunTrust Mortgage, Inc. | |
| 3621 Woodbridge Drive | (NAME) 201 4th Avenue North, 6th Fl. | 136-11-41.00 |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH H. ECKERT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANNON KELLY AND HUSBAND, CARLOS BOWERS, 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:

Land in Davidson County, Tennessee, being Lot No. 384 on the Plan of Priest Lake Park, Section 6, as of record in Plat Book 5050, pages 21 and 22, said Register's Office.

Said Lot No. 384 fronts a total of 84.79 on the southerly side of Woodbridge Drive and runs back 205.02 feet on the easterly line and 221.09 feet on the westerly line to a line in the rear, which is a broken line measuring 213.10 feet.

Being the same property conveyed to KENNETH H. ECKERT AND WIFE, SHERRIE ECKERT by deed (DB) from JAMES H. DAVIS AND WIFE, PATRICIA S. DAVIS of record in Deed Book 6257 and Page 902 on 03/26/1984 and filed for record on 03/27/1984 , Register's Office for said County. Further by Divorce Degree of record in Book 8294 and Page 243, said property was divested out of SHERRIE D. ECKERT and vested into KENNETH H. ECKERT.

unimproved ( )
This is improved ( X ) property, known as 3621 Woodbridge Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of August, 2006.

Kenneth H. Eckert

STATE OF Tennessee
COUNTY OF DAVIDSON

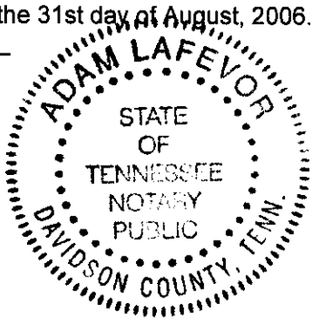
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth H. Eckert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires NOV. 22, 2008

**RETURN TO:**
Rudy Title And Escrow (RTE)
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903