WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Linda Dunbar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond Dunbar	Suntrust Mortgage, Inc.	105-9-84
(NAME)	(NAME)	
P.O. Box 25	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Corea, ME 04624	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mallie Mai Clark Glenn, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raymond Dunbar and wife, Linda Dunbar,** 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:

A 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. 25 on the Plan of D.B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, Page 165, Register's Office for said County, described according to a survey made by Barge, Waggoner, Sumner and Cannon, Engineers, dated May 27, 1975 as follows:

Beginning at a point in the northerly margin of Caldwell Avenue at the common corners of Lot Nos. 25 and 26, being 484.04 feet west of the westerly margin of Twelfth Avenue South; thence leaving said Avenue with the line between said Lots Nos. 25 and 26, North 7 deg, 30' East, 174.5 feet to an iron pin in the southerly margin of Alley No. 633; thence with said alley, North 82 deg. 05' West, 50 feet to an iron pin in the common rear corner of Lots nos, 24 and 25; thence leaving said alley with the line between Lots Nos. 24 and 25, South 7 deg. 30' West, 174.6 feet to an iron pin in the northerly margin of Caldwell Avenue; thence with the same South 82 deg. 16' East, 50.0 feet to the point of beginning.

Being the same property conveyed to Mallie Mai Clark Glenn by deed dated December 9, 1994 from Mallie Mai Clark Glenn, Douglas Moses Glenn, and Paul Alfred Glenn of record in Book 9559, Page 845, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1402 Caldwell Lane, Nashville, TN 37212**

(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 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 hand this 14th day of September, 2006.

Mallie Mai Clark Glenn

Mallie Mai Clark Glenn

Davidson County DEEDWARR
Recvd: 09/20/06 13:19 2 pgs
Fees:13.00 Taxes:869.50

20060920-0116546

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 Mallie Mai Clark Glenn, 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 14TH DAY OF SEPTEMBER, 2006.

7/21/07

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007