WARRANTY DEED

P-06-3026

CONNIE HOOPER · NOTARY PUBLIC · STATE OF TENNESSEE · RUTHERFORD COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

AWATEF HWASH
Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2006.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2.24.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Awatef Hwash	Bank of America	
3026 Penn Meade Way (ADDRESS)	(NAME)	52-13B-130 CO
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOLLY SUTTTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto AWATEF HWASH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 177 on the plan of Condominium Site Plan River Glen, Planned Unit Development, Phase IV, Section 2, of record in Book 9700, page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Holly Sutton, unmarried, by deed from Fox Ridge Homes, Inc., of record in Instrument #199912280307895, Register's Office for Davidson County, Tennessee, dated December 16, 1999, and filed for record on December 28, 1999.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3026 Penn Meade Way, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 09/27/06 09:58 2 pgs
Fees:13.00 Taxes:377.40

20060927-0119381

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/our hand(s) this 25th day of September, 2006.

Holly Suttton

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Holly Suttton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of September, 2006.

Notary Public

My Commission Expires: 2/17/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800