This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Wallace Jackson Arnold
105 Catawba Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
SunTrust Mortgage
PO Box 57028
Irvine, CA 92619

MORTGAGEE:
SunTrust Mortgage Inc.
P.O. Box 57028
Irvine, CA 92619

MAP 162-3
GROUP
PARCEL 262

Davidson County DEEDWARR
Recvd: 10/06/06 10:41 2 pgs
Fees:13.00 Taxes:457.51
20061006-0124425

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James A. Terrell, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Wallace Jackson Arnold**, hereinafter called the GRANTEE, his heirs and assigns, 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. 185 on the Plan of Haywood Hills, Section Three, of record in Plat Book 4460, page 164, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James A. Terrell, by Quitclaim Deeds from Houston G. Little, Jr. and wife, Betty Little of record Book 6500, page 908, a ½ (one-half) undivided interest and in Instrument No. 20000211-0013932, a ½ (one-half) undivided interest, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **105 Catawba Court, Antioch, Tennessee 37013.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

*Pamela Terrell, spouse of James A. Terrell, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **29th** day of **September, 2006.**

James A. Terrell

Pamela Terrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James A. Terrell and Pamela Terrell,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of September, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $123,650.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of September, 2006.

NOTARY PUBLIC

My Commission Expires: 5-27-07