Return to: First Title and Escrow Company, Inc.
File Number 25950A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2006

Notary Public: Patricia Nichols

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joel K. Riley, Jr.	SunTrust Mortgage, Inc.	Map 133
3355 Mimosa Drive	201 Fourth Ave. N. 7th Floor	Group 7
Nashville, TN 37211	Nashville, Tennessee 37219	Parcel 178

FOR AND IN 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

David Anthony Nance, married and Donald Stephen Nance, married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joel K. Riley, Jr. and wife, Bridget L. Riley

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:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, Pages 136, 137, and 138, Register's Office for said County.

Said Lot No. 42 fronts 109 feet on the southerly side of Mimosa Drive and runs back 179.2 feet on the easterly line and 184.2 feet on the westerly line to a dead line, measuring 109 feet thereon.

Being the same property conveyed to David Anthony Nance and Donald Stephen Nance by Quitclaim Deed from Reba S. Nance, of record in Instrument 20040524-0060396, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3355 Mimosa Drive, Nashville, TN 37211

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 our hands this 19th day of October, 2006.

David Anthony Nance

Donald Stephen Nance

Davidson County DEEDWARR
Recvd: 10/27/06 13:29 2 pgs
Fees:13.00 Taxes:510.23

20061027-0133628

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of October 2006.

My Commission Expires: 01/24/09

NOTARY PUBLIC

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.