Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/30/06 13:16 1 pgs
Fees:13.00 Taxes:573.13
20061030-0134274

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FILE BOX 45

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2006.

(Affix Seal) Notary Public

My Commission Expires: 3/31/07

Preparer's File #-06J0525

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rebecca A. Davis and husband, Anthony J. Davis	SunTrust Mortgage, Inc.	98-2-34
5185 Roxborough Rd./ Drive	201 Fourth Ave. N. 7th Floor	
Hermitage, TN 37076	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, BRADLEY DICKENS AND JASON MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto REBECCA A. DAVIS AND HUSBAND, ANTHONY J. DAVIS, 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:

Being Lot No. 71, on the Plan of Roxborough Subdivision, of record in Plat Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 71 fronts 89.77 feet across the southerly margin of Roxborough Drive and extends back 242.01 feet on the westerly line and 122.0 feet on the easterly line to a dead line in the rear measuring 156.30 feet thereon.

Being the same property conveyed to Bradley Dickens and Jason Minor by Warranty Deed from Robert C. Hutchison and wife, Patricia Hutchison, dated June 30, 2006 and filed of record in Instrument Number 20060706-0081119, Register's Office of Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **5185 Roxborough Rd., Hermitage, Tennessee 37076**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 27th day of **October, 2006**:

Bradley Dickens

Jason Minor

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRADLEY DICKENS AND JASON MINOR, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of October, 2006.

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON