Return to: First Title and Escrow Company, Inc.
File Number 25988 Box 9B

Davidson County DEEDWARR
Recvd: 11/02/06 13:22 2 pgs
Fees:13.00 Taxes:444.00
20061102-0136290

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00 .

Affiant

Subscribed and sworn to before me this 27th day of October, 2006.

Notary Public
My Commission Expires 01/26/08

06-0648

Address of New Owner:	Send Tax Bills to:	Tax Information:
Molly C. Day	SunTrust Mortgage, Inc.	142-7-A
105 Westerly Drive	201 Fourth Ave. N 7th Flr	105.00 CO
Nashville, TN 37221	Nashville, TN 37219	

WARRANTY DEED

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 **B. William Noelting and Sandra M. Noelting husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Molly C. Day, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 105 on the Plan of Willow Pointe as shown as Exhibit "A" to the Master Deed of record in Book 6772, Page 257, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description. *amended in Book 8867, Page 283

Being the same property conveyed to B. William Noelting and Sandra M. Noelting, husband and wife, by deed from Lyndee K. Baker and husband, James R. Baker, dated July 28, 2006, recorded in Instrument No. 20060803-0094555, Register's Office for said County.

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

This is improved property located at **105 Westerly Drive, Nashville, TN 37221.**

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 27th day of October, 2006.

B. William Noelting

Sandra M. Noelting

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 **B. William Noelting and Sandra M. Noelting**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of October, 2006.

Notary Public

My Commission Expires: 01/26/08

