THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 25882N

Davidson County DEEDWARR
Recvd: 11/06/06 10:06 2 pgs
Fees:13.00 Taxes:1184.00
20061106-0137598

MAP/GROUP/PARCEL: 117-04-0-138.00

NEW OWNER'S NAME AND ADDRESS:
SUZANNE H FRAME
1814 WILDWOOD AVENUE
Nashville, TN 37212

SEND TAX BILLS TO:
SUNTRUST MORTGAGE, INC.
201 4TH AVENUE NORTH, 7TH FLOOR
NASHVILLE, TN 37219

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **EUGENE FRAZIER BUNTIN and TIFFANY MCDANIEL BUNTIN, husband and wife,** hereinafter called Grantors, does hereby transfer and convey unto, **SUZANNE H FRAME, a married woman**, her heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 13, Block A, on the Plan of Belmont Terrace Annex No. 3, as shown on plat of record in Plat Book 1130, page 24, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 13, which is a corner lot, fronts 90.1 feet on the northeasterly margin of Wildwood Avenue and fronts 124.3 feet on the westerly margin of Hawthorne Place, said frontages being joined by a curve having a length of 39.2 feet, and extends back 110.0 feet on the northerly line and 120.0 feet on the westerly line to a point of intersection.

The subject property is improved property known as 1814 WILDWOOD AVENUE, Nashville, TN 37212.

BEING the same property conveyed to Grantor herein by deed of record in Instrument No. 20020401-0039041, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

EUGENE FRAZIER BUNTIN

TIFFANY MCDANIEL BUNTIN

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, **EUGENE FRAZIER BUNTIN and TIFFANY MCDANIEL BUNTIN,** with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 1st day of November, 2006.

Rachel Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $320,000.00.

Suzanne H. Frame
AFFIANT

Sworn to and subscribed before me, this the 1st day of November, 2006.

Rachel Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009