Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $67,500.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2006.

Notary Public
My commission expires: 9/22/07

05-0610-63204

Address of New Owner:	Send Tax Bills to:	Tax Information
Frances Williams	SunTrust Mortgage, Inc.	83-03-0-338
1408 Campbell Circle	201 4th Ave. North, 6th Fl	
Nashville TN 37208	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joel D. Parks and wife, Robin L. Parks, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Frances Williams, hereinafter called the Grantees, their successors 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. 4-A, on the Plan of Campbell Acres Resubdivision of Lots 4-8, of record in Plat Book 5800, Page 279; amended in Book 6199, Page 445 and Book 6250, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel D. Parks and wife, Robin L. Parks and Stan M. Richardson and wife, Tracy N. Richardson by deed from Secretary of Housing and Urban Development, dated 2-26-93, of record in Book 8877, Page 397, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joel D. Parks and wife, Robin L. Parks by Quitclaim deed from Stan M. Richardson and wife, Tracy N. Richardson, dated 10-17-01, of record in Instrument No. 20011019-0114590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1408 Campbell Circle, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/30/06 14:09 2 pgs
Fees:13.00 Taxes:249.75
20061130-0147966

WITNESS my hand this 14th day of November, 2006.

Joel D. Parks

Robin L. Parks

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joel D. Parks and Robin L. Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 14th day of November, 2006.

State of Tennessee at Large

My Commission expires 9/22/07

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.