Dav. Co. File Box 8

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven McElroy	SunTrust Mortgage, Inc.	MAP 141-12-C
7325 River Bend Road	P. O. Box 79041	PARCEL 40
Nashville, TN 37221	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Benjamin D. Gerace and wife, Megan T. Gerace**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven J. McElroy and spouse, Elizabeth A. McElroy

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. 40 on the Plan of River Bend, of record in Plat Book 6900, pages 504 and 505, as amended by Surveyor's Instrument of Correction Deed of record in Book 7465, page 833, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Benjamin D. Gerace and wife, Megan T. Gerace, a/k/a Megan Trace-Moore Gerace by deed from Susan L. DePriest and husband, Raymond A. DePriest, of record in Instrument No. 200008010076052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 504 and 505, amended by Surveyors Certificate of Correction in Book 7465, page 833, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 7336, page 15, amended in Book 7549, page 893, Book 7112, page 481, Book 7308, page 805, Book 7549, page 893, Book 7308, page 808, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is () UNIMPROVED

(X) IMPROVED property known as **7325 River Bend Road, 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 hand(s) this the 29th day of November, 2006.

Benjamin D. Gerace by Trish Woolwine

Benjamin D. Gerace by Trish Woolwine, Attorney-in-Fact

Megan T. Gerace by Trish Woolwine

Megan T. Gerace by Trish Woolwine, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 11/30/06 14:02 2 pgs
Fees:13.00 Taxes:1442.63

20061130-0147973

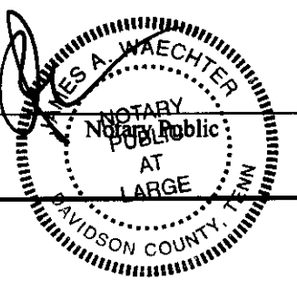
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trish Woolwine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Benjamin D. Gerace**, as his Attorney in Fact, as the free act and deed of the within named **Benjamin D. Gerace**.

Witness my hand and official seal this the 29th day of November, 2006.

My Commission expires 1-26-07

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trish Woolwine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Megan T. Gerace**, as her Attorney in Fact, as the free act and deed of the within named **Megan T. Gerace**.

Witness my hand and official seal this the 29th day of November, 2006.

My Commission expires 1-26-07

Notary Public

