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Davidson County DEEDWARR
Recvd: 12/01/06 15:13 2 pgs
Fees:13.00 Taxes:1824.10

20061201-0148701

WARRANTY DEED

G-VRE-06-1510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Morton Southall	SunTrust Mortgage Inc. (NAME)	
1510 Paris Avenue (ADDRESS)	901 Semmes Avenue (ADDRESS)	117-4-195.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CARAVEL PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto W. MORTON SOUTHALL AND SPOUSE, KATHLEEN D. SOUTHALL, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 AND THE EASTERLY 7 1/2 FEET OF LOT NO. 53 ON THE MAP OF VICTORIA PLACE, AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 52 AND THE EASTERLY 7 1/2 FEET OF LOT NO. 53 ADJOIN AND FRONT TOGETHER 125 FEET ON THE NORTHERLY SIDE OF PARIS AVENUE AND RUN BACK BETWEEN PARALLEL LINES 130.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CARAVEL PROPERTIES, LLC BY QUITCLAIM DEED FROM JOSHUA TILLMAN, RECORDED ON THE 26TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060126-0010084, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of Record in Plat Book 332, page 10, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1510 Paris Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of November, 2006.

Caravel Properties, LLC

BY: manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of November, 2006, before me personally appeared Joshua Tillman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Caravel Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903