WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/06 10:53 2 pgs
Fees:13.00 Taxes:382.77
20061207-0151417

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$103,450.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 1st day of December, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Jansen	SunTrust Mortgage, Inc.	061-10-0-117.00
3849 Saunders Avenue	201 Fourth Avenue North, 7th Floor	
Nashville, TN 37216	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Edna D. Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Jansen and Dana Jansen, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Maplewood Heights Subdivision, of record in Book 547, pages 77 and 78, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fred E. Wilson and wife, Edna D. Wilson, by deed from George Henderson and wife, Martha Henderson, on February 12, 1971, of record in Book 4480, page 991, Register's Office for Davidson County, Tennessee. The said Fred E. Wilson having died leaving said property to Edna D. Wilson by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 77 and 78, Register's Office Davidson County, Tennessee.

This is improved property known as: **3849 Saunders Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 1, 2006.

Edna D. Wilson by Joyce Parkerson as atty in fact
Edna D. Wilson

Edna D. Wilson by Erma Williams as attorney in fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Erma Williams with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Edna Wilson the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Edna Wilson, the bargainor(s), by the said Erma Williams, as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of December, 2006.

_____ My Commission Expires: 9-22-07
NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Joyce Parkerson with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Edna D. Wilson the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Edna D. Wilson the bargainor(s), by the said Joyce Parkerson as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of December, 2006.

_____ My Commission Expires: 9-22-07
NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY