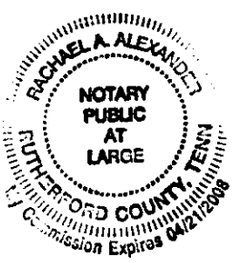
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $120,000.00.

Affiant



Subscribed and sworn before me this the 26th day of January, 2007.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephanie S. Sutton 717 Woodmere Drive Nashville, TN 37217	Countrywide Home Loans, Inc. 3011 Armory Dr., Suite 120 Nashville, TN 37204	19-4-100

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy H. Garrott, an unmarried person, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephanie S. Sutton and husband, Tyge R. Sutton, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled Section 3, Glencliff Estates, of record in Plat Book 1424, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RADFORD A. GARROTT AND WIFE, DOROTHY H. GARROTT, by deed from NATOMA KING DUNCAN AND HUSBAND, FRANK DUNCAN, of record in Book 2748, page 53, dated April 25, 1958, said Register's Office, the said Radford A. Garrett having since died on July 5, 1983, leaving Dorothy H. Garrott as the surviving tenant.

Subject to all Easements and Restrictions of record.

THIS IS _X_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 717 Woodmere Drive, Nashville, TN 37217-2324.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 26th day of January, 2007.

Dorothy H. Garrott

Davidson County DEEDWARR
Recvd: 01/29/07 11:59 2 pgs
Fees:13.00 Taxes:444.00
20070129-0011609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dorothy H. Garrott, 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 and official seal this 26th day of January, 2007.

My commission expires:

11/22/08

Notary Public

