FILE NO. SP45099 FILE BOX "7"

File #2007020

Davidson County DEEDWARR
Recvd: 02/02/07 12:32 2 pgs
Fees:13.00 Taxes:586.45
20070202-0014027

ALAN L. SATURN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Julia M. Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Harrison	SUNTRUST MORTGAGE, INC.	MAP 147-10-16
(NAME) 5045 Suter Drive	(NAME) 201 Fourth Avenue, North/7th Floor	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, William Eric Downing and Elizabeth W. Downing, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Julia M. Harrison, Unmarried, hereinafter called the GRANTEE, her 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. 241, on the Plan of Caldwell Country Estates, Section 5, as shown on plat of record in Plat Book 3300, page 16, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to William Eric Downing and wife, Elizabeth W. Downing, by Warranty Deed dated November 5, 2004 from Tammy Breeding Bass Delle, a married person, of record in Instrument No. 20041108-0133992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plat of record in Book 3300, page 16, Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as 5045 Suter Drive, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 1st day of February, 2007.

William Eric Downing

Elizabeth W. Downing

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared William Eric Downing and Elizabeth W. Downing, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 1st day of February, 2007.

BARBARA T. HODGE NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission expires; My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027