PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $107,500.00

Jeannetta R. Kimbro
Affiant

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires

Subscribed and sworn to before me, this 21st day of February, 2007.

Kelly Ann Callaghan
Notary Public
My commission expires: July 19, 2008

08-0702-91019

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jeannetta R. Kimbro	SunTrust Mortgage, Inc.	52-02-0-053
407 Lanier Drive	201 Fourth Avenue North, 7th Floor	
Madison TN 37115	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew J. Floyd and wife, Sandra K. Floyd**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeannetta R. Kimbro, unmarried,** hereinafter called the Grantees, their successors 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 the northerly 2.5 feet of Lot No. 4, all of Lot No. 5 and the southerly 7.5 feet of Lot No. 6, Block "D", on the Plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 4, all of Lot No. 5, and part of Lot No. 6 front together 60.0 feet on the southeasterly margin of Lanier Drive and runs back between parallel lines 150 feet to a line on the rear which measures 60.00 feet thereon.

Being the same property conveyed to Andrew J. Floyd and wife, Sandra K. Floyd by deed from Max Patton, dated 7-27-00, recorded 8-2-00, of record in Instrument No. 20000802-0076745, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 407 Lanier Drive, Madison, TN 37115

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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.

Davidson County DEEDWARR
Recvd: 02/28/07 14:12 2 pgs
Fees:13.00 Taxes:397.75
20070228-0024811

WITNESS my hand this 21st day of February, 2007.

Andrew J. Floyd

Sandra K. Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew J. Floyd and Sandra K. Floyd, 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 in Goodlettsville, TN, this 21st day of February, 2007.

Kelly Ann Callaghan
State of Tennessee at Large

My Commission expires: 7/19/08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008