03

Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $89,250.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2007.

Notary Public
My commission expires: 7/24/2010

Davidson County DEEDWARR
Recvd: 03/06/07 09:18 2 pgs
Fees:13.00 Taxes:330.23

20070306-0027367

03-0701-34343

Address of New Owner:	Send Tax Bills to:	Tax Information
Diane K. Mann	SunTrust Mortgage, Inc.	135-08-0-A 605.00CO
615 Davis Drive	201 Fourth Avenue North, 7th Floor	
Brentwood, TN 37027	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, Daniel G. Croney and wife, Stacey L. Croney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Diane K. Mann, 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 Unit No. 605 on the Plan of Nashboro Village Nineteen Condominium, of record in Book 5200, Page 80, further established by Master Deed of record in Book 5333, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel G. Croney and wife, Stacey L. Croney by deed from Glen M. Wilbur, dated 7-1-03, recorded 7-16-03, of record in Instrument No. 20030716-0099161, 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 605 Longhunter Court, Nashville, TN 37217

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.

WITNESS my hand this 28th day of February, 2007.

Daniel G. Croney

Stacey L. Croney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel G. Croney and Stacey L. Croney, 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 Nashville, TN, this 28th day of February, 2007.

Rachelle Caudill
Notary Public
State of Tennessee at Large

My Commission expires 9/22/2010

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY