Davidson County DEEDWARR
Recvd: 03/13/07 10:58 2 pgs
Fees:13.00 Taxes:440.30

20070313-0030671

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael C. Arnold	SunTrust Mortgage, Inc.	Map 150
3408 Country Ridge Drive	201 Fourth Avenue N, 7th Floor	Group 07-0
Antioch, TN 37013	Nashville, TN 37219	Parcel 318.00

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, we

James Donald Vandiver, Jr. and wife, Sonia Rae Vandiver

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Michael C. Arnold, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 243, on the Plan of Section Six-B, "The Country", of record in Plat Book 5200, Pages 741 and 742, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James Donald Vandiver, Jr. and wife, Sonia Rae Vandiver by deed from Ronald C. Smith and wife, Linda W. Smith of record in Book 11606, Page 125, Register's Office for said County, dated July 28, 1999.

This conveyance is subject to Restrictive Covenants of record in Book 6264, Page 656, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 741 and 742, said Register's Office.

Power of Attorney of record in Instrument 20070309 - 0029655, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3408 Country Ridge Drive, Antioch, TN 37013

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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.

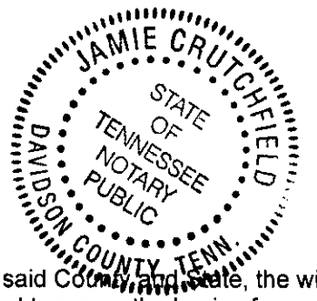
Witness our hands this 9th day of March, 2007.

James D. Vandiver Jr. by James D Vandiver Jr. AIF

James Donald Vandiver, Jr.

Sonia Rae Vandiver

FILE BOX 45



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sonia Rae Vandiver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2007.

My Commission Expires: 3/31/07

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, James Donale Vandiver, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of James Donald Vandiver, Jr. as his Attorney in Fact as the free act and deed of the within named James Donald Vandiver, Jr..

Witness my hand and official seal at Nashville, Tennessee the 9th day of March, 2007.

My Commission Expires: 3/31/07

Notary Public

