PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/14/07 12:20 2 pgs
Fees:13.00 Taxes:1424.50
20070314-0031225

W & I Ref:(dm) Title No: 48487
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert M. Riley Laura B. Riley 3603 Central Avenue Nashville, Tennessee 37205	SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, California 92619-7028

TAX MAP-PARCEL NUMBERS: 10405030400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Helen Pamela Langford, unmarried, sole heir at law of Helen C. Langford**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert M. Riley and spouse, Laura B. Riley** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 124, and the easterly 35 feet of Lot No. 126 on the Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.

Said parts of said lots adjoin and front together 50 feet on the south side of Central Avenue, and run back between parallel lines, 192.5 feet, more or less to an alley in the rear.

Being the same property conveyed to Robert Lee Langford and wife, Helen C. Langford by deed from Charles Allen Robinson and wife, Sarah A. Robinson of record in Book 4424, page 308 Register's Office for said County. The said Robert Lee Langford and Helen C. Langford have since died with Robert Lee Langford predeceasing Helen C. Langford. By Affidavit of Heirship recorded prior hereto and simultaneously herewith, Helen Pamela Langford was established as the heir at law of Helen C. Langford. 20070314 0031224

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 92, said Register's Office.

This is improved property, known as: 3603 Central Ave, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2007.

Helen Pamela Langford

State of TENNESSEE
County of DAVIDSON

On this 14th day of March, 2007 , before me the undersigned authority, personally appeared Helen Pamela Langford , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Sworn and subscribed before me this the 14th day of March, 2007

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public