Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

06-0704-72688

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $184,900.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2007.

Notary Public
My commission expires: 02/24/08

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
George Franklin Pierce, Jr.	Suntrust Mortgage Inc.	108-04-0-A-003.00
702 Kennington N.	201 Fourth Ave. N 7th floor	
Nashville TN 37214	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, Comer W. Martin and J. Michael McCollum, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to George Franklin Pierce, Jr., an unmarried man, 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 Lot No. 3, on the Plan of Section One, Villages of Larchwood, of record in Book 7900, Page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Comer W. Martin and J. Michael McCollum by deed from Pamela S. Sheffer, unmarried, dated August 15, 1997, recorded August 20, 1997, of record in Book 10575, Page 947, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Comer W. Martin and J. Michael McCollum by Quitclaim Deed from Comer W. Martin and J. Michael McCollum as Joint Tenants With Rights of Survivorship, dated December 22, 2000, recorded January 2, 2001, of record in Instrument No. 20010102-0000572, 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 702 Kennington N., Nashville, TN 37214

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: 05/01/07 10:15 2 pgs
Fees:13.00 Taxes:684.13
20070501-0051619

WITNESS my hand this 25th day of April, 2007.

Comer W. Martin

J. Michael McCollum

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Comer W. Martin and J. Michael McCollum, 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 Mt. Juliet, TN, this 25th day of April, 2007.

Kathleen Tomlinson Notary Public
Davidson

My Commission expires 02/24/08