Davidson County DEEDWARR Box 8
Recvd: 05/01/07 14:51 2 pgs
Fees:13.00 Taxes:765.53

20070501-0051994

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 $206,900.00

Debbie Mann
Affiant

Subscribed and sworn to before me, this 30th **day of** April **, 2007.**

Deborah H Berrie
Notary Public
My commission expires: 3-20-2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

03-0704-34588

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Elizabeth A. Tumminello	Sun Trust Mortgage, Inc.	141-15-0-B-056
813 Creek Valley Court	P.O. Box 79041	
Nashville TN 37221	Baltimore, MD 21279-0041	

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, Michael Wilson and wife, Marilyn Wilson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Elizabeth A. Tumminello, 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. 114, on the Plan of Rolling River Estates, Phase III, of record in Book 5200, Page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Wilson, and wife, Marilyn Wilson, by deed from Malcolm Wilkinson, and wife, Sheila Wilkinson, dated 12-08-98, recorded 12-16-98, of record in Book 11254, Page 795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 81, said Register's Office, minimum building setback lines and easements to which Plan reference is hereby made for a more compete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 4892, Page 689 and Book 5336, Page 480 and Bylaws in Book 4892, Page 679 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This property is improved property known as 813 Creek Valley Court, Nashville, TN 37221

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 30th day of April, 2007.

Michael Wilson

Marilyn Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Wilson and Marilyn Wilson, 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 30th day of April, 2007.

Diane K. Mann

~~Karen Colbert~~
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: ~~07-24-10~~ 2/22/09