File #2007160

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book 185

Davidson County DEEDWARR
Recvd: 05/03/07 11:55 2 pgs
Fees:13.00 Taxes:640.10

20070503-0053049

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Salisbury	SunTrust Mortgage, Inc.	MAP 108-15-A
(NAME)	(NAME)	
720 Woodcraft Drive	P.O. Box 79041	PARCEL 14.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Andrea K. Cope, an unmarried woman** , hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Salisbury, an unmarried man and Dorothea Winn an unmarried woman,*** 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:

* as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Percy Priest Woods Subdivision Revision of Cheswicke Park P.U.D. of record in Book 9700, page 384, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrea K. Cope by deed from Sharon L. Adams n/k/a Sharon L. Croom of record in Instrument 200601110004392, said Register's Office, dated January 4, 2006.

This conveyance is subject to 2007 taxes, a lien, but not yet due and payable and any subsequent years; subject to all easements, restrictive covenants and conditions and any other matters of record, including all items set out on any applicable plat of record.

Unimproved ()
This is improved (X) property, known as **720 Woodcraft Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 27th day of April, 2007.

Andrea K. Cope

Andrea K. Cope

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Andrea K. Cope who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of April, 2007.

Notary Public



My Commission Expires: My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

ADVANTAGE TITLE & ESCROW
109 KENNER AVENUE
NASHVILLE, TN 37205
615-292-2665