WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/24/09

(AFFIX SEAL)

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

P-07-933

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Graham	Suntrust Mortgage, Inc.	
933 Glenridge Ln	(NAME) 201 4th Avenue North, 7th Floor	142-13-03-123.000
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JUDITH D. WILLIAMS, A SINGLE PERSON AND PENNY L. THOMAS, A SINGLE PERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JUSTIN GRAHAM, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being 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. 123 on the Plan of Final Plat of the Resubdivision of Lots 114 through 130 and 131-A, Riverside, Phase 3, of record in Instrument No. 20040108-0003094, Register's Office for said County, to which reference is made for a more completed description.

Being the same property conveyed to Soni S. Sutton and husband, Berrien W. Sutton by deed from Rochford Realty and Construction Co., Inc. of record at Instrument No. 20020528-0064459, Register's Office for Davidson County, Tennessee, dated May 17, 2002 and recorded May 28, 2002.

Being further conveyed to Judith D. Williams, a single person and Penny L. Thomas, a single person by deed from Soni S. Sutton and husband, Berrien W. Sutton of record at Instrument No. 20050920-0112985, Register's Office for Davidson County, Tennessee, dated September 19, 2005 and recorded September 20, 2005.

This is improved property known as 933 Glenridge Ln, Nashville, TN, 37221

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 933 Glenridge Ln, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 05/10/07 10:24 2 pgs
Fees:13.00 Taxes:973.10
20070510-0056131

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 my/our hand(s) this 27th day of April, 2007.

Judith D. Williams

Judith D. Williams

Penny L. Thomas

Penny L. Thomas

STATE OF TENNESSEE

COUNTY OF Williamson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Judith D. Williams and Penny L. Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Carol T. Baker

Notary Public

My Commission Expires: 2/05/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800