ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-VRE-07-805

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,274.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Markwell	SunTrust Mortgage, Inc.	
805 North Highlands Court	(NAME) 201 Fourth Ave. N., 7th Floor	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	142-16C-10.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SONIA L. SCALF,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD MARKWELL AND WIFE, CHRIS MARKWELL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 10 ON THE PLAN OF DEVON HIGHLANDS, PHASE 1, OF RECORD IN PLAT BOOK 7900, PAGE 428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO SONIA L. SCALF BY QUITCLAIM DEED FROM SONIA L. SCALF AND T. MICHAEL SCALF, RECORDED ON THE 18TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050518-0056046, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 8957, page 937; Inst. No. 20050323-0031616; 20050419-0043438; Book 7900, page 428; Book 6900, page 398; Book 7517, page 283; Book 7517, page 367; Book 8120, page 485; Book 8180, page 222; Book 8180, page 230; Book 8712, page 618; Book 8712, page 620; Book 8796, page 410; Book 8796, page 416; Book 9150, page 182; Book 9492, page 594; Book 9492, page 600; Book 10692, page 750; Book 7517, page 344; Book 8180, page 232; Book 10692, page 753; Book 7520, page 564, Register's Office.

unimproved ( )
This is improved (X) property, known as 805 North Highlands Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of May, 2007.

Sonia L. Scalf

Davidson County DEEDWARR
Recvd: 05/11/07 10:12 2 pgs
Fees:13.00 Taxes:1159.11

20070511-0056659

STATE OF Tennessee
COUNTY OF Davidson

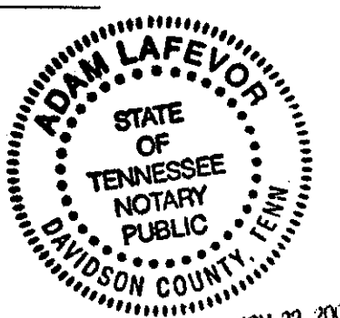
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sonia L. Scalf, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of May, 2007.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903