WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/07 09:41 3 pgs
Fees:18.00 Taxes:273.80
20070522-0060815

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$74,000.00**

Kay Clark
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **16TH DAY OF MAY, 2007.**

J. Garrison
NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Virgil L. Jarrett	**SunTrust Mortgage, Inc.**	**05811022500**
522 Phipps Drive	**201 4th Avenue North, 6th Floor**	
Nashville, TN 37218	**Nashville, TN 37219**	

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, WE,

James G. Jarrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Virgil L. Jarrett, a married person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 4675, page 73, and Book 6900, page 1, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Restrictions of record in Book 4813, page 77, and Book 4895, page 102, said Register's Office.

(**X**) Improved
This ( ) Unimproved property is known as: **522 Phipps Drive**
Nashville, TN 37218

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 not 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 ever 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 hand this **16th day of May, 2007.**

James G. Jarrett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James G. Jarrett**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN

This 16th day of May, 2007.

Notary Public

My Commission Expires: 10/25/2008

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 128-B, on the plan of Zone Lot Division, Lot Nos. 128, 129, and 130, Royal Hills, Section I, of record in Plat Book 4675, page 73, as amended in Plat Book 6900, page 1, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Efren Vashon Brooks, a single person by Warranty Deed from James G. Jarrett and wife, Opra Jarrett, filed for record March 26, 1998, in Book 10854, page 824, said Register's Office for Davidson County, Tennessee

Being the same property further conveyed to James G. Jarrett, by QuitClaim Deed from Efren Vashon Brooks, filed for record May 08, 2006 in Instrument No. 20060608-0067970 and re-recorded in Instrument No. 20070118-0007449, Register's Office for Davidson County, Tennessee.