Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2007.

Notary Public

My commission expires: 9/20/08

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sterling Louis Nabours, III	Suntrust Mortgage, Inc.	141-7B-028.00 CO
109 Ryan St.	201 4th Ave North 6th Floor	
Nashville, TN 37221	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nathan E. Ashby and Misty Ashby, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sterling Louis Nabours, III and Amy Valentine Nabours husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 219 on the Plan of Resubdivision of Lots 219 and 220, Somerset Farms, section two, a Planned Unit Development, as of record in Plat Book 8250, page 436, Registers Office of said County.
Being the same property conveyed to Nathan E. Ashby, unmarried, by deed from Jeffry R. Hanke, and wife Tracy W. Hanke, dated 06-16-2003, recorded in Instrument No. 20030620-0085482, Registers Office for Davidson County Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (__X__) unimproved (____) property known as 109 Ryan St., Nashville, TN 37221.

141-7B-028.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

Davidson County DEEDWARR
Recvd: 05/25/07 10:17 2 pgs
Fees:13.00 Taxes:732.60

20070525-0062497

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 in 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 HANDS EFFECTIVE AS OF May 18, 2007:

Nathan E Ashby
Nathan E. Ashby

Misty Ashby
Misty Ashby
by Nathan E. Ashby
her attorney in fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Nathan E. Ashby and ~~Misty Ashby~~ he, the within named Grantor(s), 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, at office this the 18th day of May, 2007.

Notary Public

My Commission Expires: 9/20/08

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Nathan E. Ashby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that (he)/she is the attorney-in-fact for Misty Ashby, and who further acknowledged that (he)/she executed the within instrument for the purposes therein contained by signing his/(her) name as the attorney-in-fact.

Witness my hand, at office, this the 18th day of May, 2007.

Notary Public

My Commission Expires: 9/20/08

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Bill Garrett
Davidson County Register of Deeds

20071182M