Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/25/07 11:55 2 pgs
Fees:13.00 Taxes:1095.20
20070525-0062641

BOX 50-B 39-B
PREPARED BY: RETURN TO:File #07-1124
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Rebecca M. Bauer, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Evan L. Brittian, and wife,**~~Marion Dabney Landis~~ hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

**Dabney Landis Brittain
DB

Being Lot No. 28, on the Plan of Montrose Place as of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 is located on the southwest intersection corner of Caruthers Avenue and Duke Street, now 9th Avenue, South, and fronts 50.0 feet on the southerly side of Caruthers Avenue running back between parallel lines 170.0 feet to a dead line measuring 50.5 feet.

Being the same property conveyed to Rebecca M. Bauer, unmarried by deed from Andrew F. Jellman dated September 12, 2003 as Inst. No. 20030918-0138347, Register's Office for Davidson County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 901 Caruthers Avenue, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of May, 2007

Rebecca M. Bauer

State of Tennessee)
County of Davidson)

On this 21st day of May, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rebecca M. Bauer the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 296,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of May, 2007.

Notary Public

My Commission Expires: May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Evan L. Brittian	Suntrust Mortgage, Inc.	118 01 0 267.00
901 Caruthers Avenue	201 Fourth Avenue N/7th Floor	
Nashville, TN 37204	Nashville, TN 37219	