PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/30/07 13:16 2 pgs
Fees:13.00 Taxes:843.60
20070530-0064090

W & I Ref:(dm) Title No: 48682
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicholas W. May 330 Timberdale Court Nashville, Tennessee 37211	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 14706015700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$228,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Marshall and spouse, Helen Marshall**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas W. May, unmarried** 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:**

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Caldwell Country Estates, Section Two of record in Book 2663, page 128 Register's Office for said County.

Said Lot No. 98 fronts 85 feet on the northerly margin of Timberdale Court and extends back 172 feet on the westerly line and 145.1 feet on the easterly line to a dead line in the rear, measuring 89.0 feet thereon.

Being the same property conveyed to Scott Marshall and wife, Helen Marshall by deed from Clinton L. Mosely, unmarried of record in Doc. No. 20050720-0084408, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663 Page 128, said Register's Office, which Plan shows a 50 foot minimum building setback line from Timberdale Court and a 10 foot easement for public utility purposes along the rear line(s). And a 2.5 x 30 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 330 Timberdale Ct., Nashville, Tennessee 37211

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of May, 2007.

Scott Marshall

Helen Marshall

State of TENNESSEE

County of DAVIDSON

On this 30th day of May, 2007 , before me the undersigned authority, personally appeared Scott Marshall and Helen Marshall , 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.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $228,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2007

My Commission Expires: 1/24/09

Notary Public

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 24, 2009