File No. 70325

WARRANTY DEED

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol M. Barton	SunTrust Mortgage, Inc.	093 04 0 089.00
(NAME)	(NAME)	
1004 Dew Street	P. O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37230-5110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 T. Park and Robin L. Crook-Park, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol M. Barton and husband, Robert S. Barton, HEREINAFTER CALLED THE GRANTEES, 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. 11 on the Map of Smith and Bishop's Resubdivision of Lot Nos. 38, 39, 40, 41, 42, 43, 44, 45, 58, 59 and 60 made by Lewis D. Justice, Surveyor June 23, 1950, not of record and said subdivision being of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 11, as resubdivided, fronts 45 feet on the South side of Caldwell Street, now Dew Street, and runs back between parallel lines 165 feet and being the easterly 45 feet of Lots Nos. 58, 59 and 60 as shown on the above mentioned Subdivision.

NOTE: Legal description above was taken from Warranty Deed dated January 25, 1965 and recorded in Book 3869, Page 659, Register's Office for Davidson County, Tennessee. The reference to Lot 40 and the metes and bounds references were erroneously left out of the legal description in Deed of record in Instrument No. 20050407-0038388. The reference to Lot 38 was erroneously referred to as Lot 3 in Deed of record in Instrument No. 20031230-0183759 and subsequent conveyances.

Being the same property conveyed to James T. Park and Robin L. Crook-Park, husband and wife by deed from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-WL1, dated January 16, 2007 and recorded on January 29, 2007 in Instrument No. 20070129-0011424, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Robin L. Crook-Park executed this instrument on behalf of James T. Park pursuant to a Power of Attorney of record in Record Book _____, page _____, Register's Office, Davidson County, Tennessee.

20070601-0064885

unimproved ☐

This is improved ☒ property, known as 1004 Dew Street, Nashville, TN 37206

(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 GRANTEES, their heirs and assigns forever; and we do 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 forever 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.

Davidson County DEEDWARR
Recvd: 06/01/07 08:33 2 pgs
Fees:13.00 Taxes:438.45
20070601-0064886

File No. 70325
Witness our hands this 30th day of May, 2007.

James T. Park

Robin L. Crook-Park

By: Robin L. Crook-Park
Robin L. Crook-Park his Attorney-in-fact
Pursuant to Limited Power of Attorney of record in Instrument No. 20070601-0064885, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE

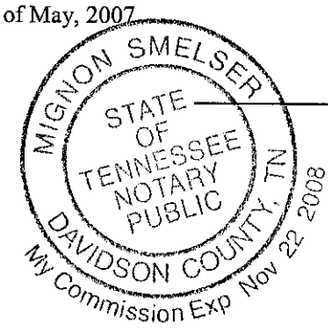
COUNTY OF SUMNER

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

Witness my hand and official seal this 30th day of May, 2007.

Commission expires:

11-22-08



Notary Public

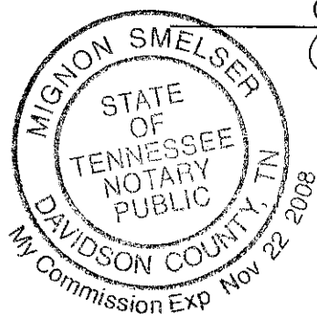
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin L. Crook-Park with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of James T. Park as his Attorney in Fact as the free act and deed of the within named James T. Park.

Witness my hand and official seal this 30th day of May, 2007.

Commission expires:

11-22-08



Notary Public