BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45285

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/07 14:14 2 pgs
Fees:13.00 Taxes:379.25

20070601-0065300

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,501.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of May, 2007.

Notary Public

MY COMMISSION EXPIRES: Exp. 8/9/09

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica L. Daniels	Suntrust Mortgage, Inc.	119-14-147
2912 Dobbs Avenue	201 Fourth Ave., North	
Nashville, TN, 37211	Nashville, TN 37209	

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, I/WE,

Geraldine F. Szalay, Trustee of the Geraldine F. Szalay Revocable Living Trust U/A/D November 8, 2003

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

Monica L. Daniels, Unmarried

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:

Being Lot No. 13, Block "C", on the Map of Woodbine Courts, Part I, of record in Book 1130, page 39, Register's Office for said County.

Said Lot No. 13 fronts 75 feet on the easterly side of Dobbs Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to The Arthur Szalay and/or Geraldine F. Szalay Revocable Living Trust, Arthur Szalay and Geraldine Szalay, Trustees, U/A/D November 8, 2003 by Quit Claim Deed from Arthur Szalay and Geraldine F. Szalay, of record in Instrument Number 20031125-0171109, Register's Office for Davidson County, Tennessee. The said Arthur Szalay having since died, leaving Grantor as sole beneficiary.

Unimproved ( )
This is improved (X) property known as 2912 Dobbs Avenue, Nashville, TN 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 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.

Witness my hand(s) this 31st day of May, 2007

Geraldine F. Szalay Revocable Living Trust U/A/D November 8, 2003

Geraldine F. Szalay, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State the within Geraldine F. Szalay. Trustee of The Geraldine F. Szalay Revocable Living Trust , U/A/D November 8, 2003, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010