THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26667-05-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me this 7th day of June, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

LIMITED WARRANTY DEED

Address New Owner: Joe Russell Anne L. Russell 1205 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130140001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SunTrust Bank, Executor of the Estate of Betty C. Armistead, Deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Russell and wife, Anne L. Russell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1205 Chickering Road, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 7th day of June, 2007.

SunTrust Bank, Executor of the Estate of Betty C. Armistead, Deceased

BY: _____
David P. Rogers, Vice President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared David P. Rogers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President (or other officer authorized to execute the instrument) of SunTrust Bank, Executor the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice President.

Witness my hand, in Nashville, State of Tennessee, this 7th day of June, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 06/13/07 14:32 2 pgs
Fees:13.00 Taxes:6105.00

20070613-0071045

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Revised Plan of B. E. Woodard's Warner Park Subdivision as of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James H. Armistead, Jr. and wife, Betty C. Armistead by deed dated 6/8/67 from Anne Potter Wilson of record in Book 4140, page 681, Register's Office for Davidson County, Tennessee. Being further conveyed to Betty Armistead by quitclaim deed from James Hanner Armistead of record in Book 8927, page 229, said Register's Office. Betty C. Armistead died on 3/17/06. Letters Testamentary were issued to SunTrust Bank in Docket No. 06P499, Davidson County Probate Court Clerk's Office. Pursuant to the Will of Betty C. Armistead, the Executor of said estate was directed to administer decedent's real estate as part of the probate estate and authorized to sell same.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 87, Register's Office for Davidson County, Tennessee.