Box 8

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mark A. Bittles
3518 Richland Ave.
Nashville, Tennessee 37205

SEND TAX BILL TO:

Mortgagee

MORTGAGEE:

SunTrust Mortgage, Inc.
P.O. Box 79041
Baltimore, MD 21279-0041

MAP 104-05
GROUP
PARCEL 394

Davidson County DEEDWARR
Recvd: 06/20/07 10:18 2 pgs
Fees:13.00 Taxes:3483.92
20070620-0073561

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clinton Brown and wife, Tammy P. Brown,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Mark A. Bittles and spouse, Deena K. Raja**, 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. 109 of Block 4, Division "A" on the Plan of Richland Realty Company's Property, of record in Book 161, page 151, Register's Office, Davidson County, Tennessee.

Said Lot 109 fronts 50-1/2 feet on the northerly side of Richland Avenue, and extends back between parallel lines 179 feet, more or less, to an alley in the rear.

Being the same property conveyed to Clinton Brown and wife, Tammy P. Brown by deed from The Schlanger Family Trust, The Schlanger Family Trust FBO Linda Spiegel UW of William Schlanger, Linda Spiegel, Trustee, (formerly Linda S. Harris) and The Schlanger Family Trust FBO Rita Epstein UW of William Schlanger, Rita Epstein, Trustee, of record in Instr. 20060606-0067073, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Taxes for 2007, and subsequent years; All matters shown on the Plat, with Owner's Certificate, of record in Book 161, page 151, said Register's Office.

This is **improved** property known as **3518 Richland Ave., Nashville, Tennessee 37205.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **19th** day of **June, 2007.**

Clinton Brown

Tammy P. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Clinton Brown and wife, Tammy P. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of June, 2007.

NOTARY PUBLIC

MARY JOE HARTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-19-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $941,600.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of June, 2007.

NOTARY PUBLIC

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3-20-2010