STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this June 19, 2007.

Notary Public

My Commission Expires: 3-20-2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/20/07 10:33 2 pgs
Fees:13.00 Taxes:702.63
20070620-0073578

ADDRESS NEW OWNER(S) AS FOLLOWS:
Julianne Newcomer
308 Garrett Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:

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

MAP-PARCEL NUMBERS:

147-01-0-248.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Anna R. Irwin, an unmarried woman hereinafter referred to as Grantors, hereby transfers and conveys to Julianne Newcomer, an unmarried woman, hereinafter referred to as 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. 170 on the Plan of Caldwell Hall, Section One, (Revised) as of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 170 fronts 80 feet on the northerly side of Garrett Drive and extends back between parallel lines 153.6 feet to a dead line.

Being the same property conveyed to Anna R. Irwin by warranty deed from Alberta B. Brown Trust UAD 3/3/95, of record in Book 10549, page 296, Register's office for Davidson County, Tennessee, dated July 25, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 2900, Pages 57, 58 and 59, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 308 Garrett Drive, 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this June 19, 2007.

Anna R. Irwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Anna R. Irwin, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this June 19, 2007.

Witness my hand and official seal this June 19, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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