Return to:
File Box 9B
First Title & Escrow Co.
#26849

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Darin Wyatt
6216 Williams Grove
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage Co.
P. O. Box 57028
Irvine , CA 92619

MAP 172-13A
GROUP
PARCEL 1CO

Davidson County DEEDWARR
Recvd: 08/01/07 15:06 2 pgs
Fees:13.00 Taxes:1161.80
20070801-0091568

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, **William Pearce Titus III and wife, Tammy S. Titus,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Darin R. Wyatt and wife, Dayna G. Wyatt,** 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. 1 on the Plan of Section One, Williams Grove, of record in Plat Book 9700, page 580-582, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Pearce Titus III and wife, Tammy S. Titus by deed from Pulte Homes Tennessee, LP of record in Instrument no. 20010803-0083192, re-recorded in,* Register's Office for Davidson County, Tennessee.

*Instrument No. 20011220-0140520
Deed of Correction recorded in Instrument No 20070801-0091567**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

**Register's Office for Davidson County, TN.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **6216 Williams Grove, Brentwood, Tennessee 37027.**

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 **27th** day of **July, 2007.**

William Pearce Titus III

Tammy S. Titus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William Pearce Titus III and wife, Tammy S. Titus**, 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 27th day of July, 2007.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $314,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of July, 2007.

~~Rebecca T. Garland~~
NOTARY PUBLIC

MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: ~~5/23/2009~~ 11-14-09

My Commission Expires NOV. 14, 2009