Davidson County DEEDWARR
Recvd: 08/03/07 10:48 2 pgs
Fees:13.00 Taxes:355.20

20070803-0092515

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2007.

Notary Public
My commission expires: 1-20-09

02-0707-45635

Address of New Owner:	Send Tax Bills to:	Tax Information
Peter Dawson	SunTrust Mortgage	72-14-0-152
2407 N. 16th Street	PO Box 57028	
Nashville TN 37206	Irvine, CA 92619	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Milam Byers, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elisabeth C. Dawson and Peter G. Dawson, wife and husband,** hereinafter called the Grantees, their successors 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. 8, on the Plan of G. A. Pickups' Subdivision of Lots 32 and 33 in Brownsville, of record in Book 974, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Whitworth Real Estate, Inc. by deed from Pamela J. Sweat and Bobby D. Harris, dated March 3, 2006, recorded March 3, 2006, of record in Instrument # 20060303-0025238, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David P. Russell and wife, Joanne Russell by deed from Whitworth Real Estate, Inc., dated March 3, 2006, recorded March 7, 2006, of record in Instrument No. 20060307-0026008, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Milam Byers by deed from David P. Russell and wife, Joanne Russell, dated April 21, 2006, recorded April 28, 2006, of record in Instrument No. 20060428-0048676, Register's Office for Davidson County, Tennessee.

*Grantor warrants that this property was neither his principal residence nor the principal residence of his spouse.

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.

This property is improved property known as 2407 N. 16th Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2nd day of August, 2007.

Milam Byers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Milam Byers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of August, 2007.

State of Tennessee at Large

My Commission expires 11-22-2010

