STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2007.

Notary Public
MY COMMISSION EXPIRES: 10/05/2010
File No. G7-3797D

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Sandra Lynn Luther, unmarried (NAME) | SunTrust Mortgage, Inc. (NAME) | 23-134 |
| 5404 Lickton Pike (STREET ADDRESS | 201 4th Ave. 7th Floor (STREET ADDRESS) | Davidson County DEEDWARR Recvd: 08/06/07 13:35 2 pgs Fees:13.00 Taxes:786.99 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | 20070806-0093438 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **John Randall Parks, II and Christina Griffin Parks, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Lynn Luther, unmarried, and Morgan L. Ford, unmarried, as joint tenants with the right of survivorship,** 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 the 22nd Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated August 10th, 1983, with a dividing line being calculated December 27th, 1985, as follows:

TRACT 1-A: Beginning at an iron pin by a corner fence post in the westerly margin of Lickton Pike, a corner to J. D. White, and being the most southeast corner of this tract; thence, leaving said Pike and with the line of said White for the next four calls as follows: North 56 degrees 41 minutes West 311.11 feet to an iron pin; thence North 67 degrees 20 minutes West 178.43 feet to an iron pin; thence, North 80 degrees 49 minutes West 242.00 feet to an 18 inch Maple Tree; thence, North 83 degrees 09 minutes West 993.82 feet to an iron pin, corner to said White; thence North 8 degrees 01 minutes East 344.73 feet to a point; thence South 72 degrees 03 minutes East 1565.05 feet to a point; thence South 34 degrees 06 minutes East 60.41 feet to a point; thence South 69 degrees 30 minutes East 150.00 feet to a point in the Westerly margin of said Lickton Pike; thence with said Pike, South 21 degrees 44 minuets West 165.00 feet to the beginning, containing 7.91 acres more or less.

BEING the same property conveyed to John Randall Parks, II and Christina Griffin, both unmarried as joint tenants with right of survivorship from Maxine R. Wiggs, unmarried, by Deed dated January 8, 1999, in Book 11294, Page 897, in the Register's Office for Davidson County, Tennessee.

Christina Griffin is now known as Christina Parks. John Randall Parks, II having since married to Christina Griffin.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5404 Lickton Pike, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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. Whenever 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/our hand(s) this 31st day of July, 2007.

John Randall Parks, II — July 31, 2007 Date

Christina Griffin Parks — July 31, 2007 Date

STATE OF TENNESSEE

COUNTY OF Davidson }

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John Randall Parks, II and Christina Griffin Parks, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2007.

My Commission Expires: 10/05/2010

Notary Public

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STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of July, 2007.

My Commission Expires: _____

Notary Public

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.ASSOCIATES.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**