Davidson County DEEDWARR
Recvd: 08/08/07 08:42 3 pgs
Fees:18.00 Taxes:2034.63
20070808-0094653

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Notary Seal present but could not be reproduced. Bill Garrett Davidson County Register of Deeds	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $549,900.00. **Affiant** Subscribed and sworn to before me, this 10th day of August, 2007. Notary Public My Commission Expires: 8-3-10

AMY FREDRICKSON STATE OF TENNESSEE COUNTY OF WILLIAMSON

Address New Owner As Follows: Berrien W. Sutton and wife, Soni S. Sutton 6780 Autumnwood Drive Nashville, TN 37221	Send Tax Bills To: Churchill Mortgage Corp. 761 Old Hickory Blvd, #401 Brentwood, TN 37027	Map-Parcel Number: 15-07-0A 039.00CO 9D 83390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL G. DIEHL AND WIFE, LI Y. (LISA) DIEHL,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BERRIEN W. SUTTON AND WIFE, SONI S. SUTTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Poplar Creek Estates, Phase IV, of record in Book 9700, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael G. Diehl and wife, Li Y. (Lisa) Diehl by deed dated November 30, 2004, from Deward B. Courtney, Jr., and wife, Rhonda L. Courtney, of record as Instrument No. 20041203-0144457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of covenants, conditions and restrictions, including liens for annual assessments, of record in Book 6662, page 433, and amended in Book 6804, page 536; Book 6987, page 966; Book 7964, page 33 and Book 9472, page 824, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 9700, page 195, Register's Office for said County.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 6780 Autumnwood Drive, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6th day of August, 2007.

Michael G. Diehl

Li Y. (Lisa) Diehl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL G. DIEHL** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August, 2007.

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires MAY 2, 2011

322795.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LI Y. (LISA) DIEHL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of August, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011