Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $166,000.00

Affiant

Subscribed and sworn to before me, this 10th day of August, 2007.

Notary Public
My commission expires: 9.19.09

Davidson County DEEDWARR
Recvd: 08/13/07 10:24 2 pgs
Fees:13.00 Taxes:614.20
20070813-0096418

DAVID ROETGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

07-0707-83380

Address of New Owner:	Send Tax Bills to:	Tax Information
Jaymes Runyan	Synovus Mtg. Corp.	62-02-0-B-117
3369 Cain Harbor Drive	P.O. Box 2868	
Nashville TN 37214	Columbus, GA 31902-2868	

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, **Ansley E. Royal, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jaymes D. Runyan**, 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. 46, on the Plan of First Amendment to Abbington Park, Phase One, Section Three, of record in Instrument No. 20040728-0090230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ansley E. Royal, an unmarried woman by deed from Beazer Homes Corporation, a Tennessee corporation, dated December 20, 2005, recorded December 21, 2005, of record in Instrument No. 20051221-0152769, Register's Office for Davidson County, Tennessee.

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 **3369 Cain Harbor Drive, Nashville, TN 37214.**

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 10th day of August, 2007.

Ansley E. Royal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 10th day of August, 2007.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/22/08

