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First Title & Escrow Co.,Inc.
#26687

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 08/15/07 13:48 2 pgs
Fees:13.00 Taxes:2327.30
20070815-0097656

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 14 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 629,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF August 2007.

Notary Public

MY COMMISSION EXPIRES: 11-14-09

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John H. Ginther | SunTrust Mortgage Inc. | MAP 104-13-0 |
| 8 Peach Blossom Square | 204 Fourth Avenue N. 7th Floor | PARCEL 249 |
| Nashville, TN 37205 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, I, Betsy Jones English, Trustee of the English Joint Revocable Living Trust Agreement U/A/D May 11, 2004 with full power to sell, mortgage or convey without the joinder of any beneficiary.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Ginther, unmarried**

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. 8 on the revised Plan of Peach Blossom Square, as of record in Book 4300, page 18, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William A. English by Quitclaim deed dated September 16, 1996 from S.T.Snodgrass, as Trustee of record in Book XXXX* page 219, Registers office for Davidson County, Tennessee. Being further conveyed to William A. English and wife Betsy Jones English, Trustees of the English Joint Revocable Living Trust Agreement U/A/D May 11, 2004** and any successors in Trust, and any amendments there to individually, by Quitclaim deed from William A. English and wife Betsy Jones English, Individually, of record in Instrument No. 20040604-0065983, Registers office for Davidson County, Tennessee. The said William A. English died on March 14, 2006. *10193

**with full power to sell, mortgage or convey without the joinder of any beneficiary

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **8 Peach Blossom Square, Nashville, TN 37205.**

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. 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 the 10th day of August, 2007.

Betsy Jones English, Trustee

Betsy Jones English, Trustee of the English Joint Revocable Living Trust Agreement U/A/D May 11, 2004 with full power to sell, mortgage or Convey without the joinder of any beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Betsy Jones English** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The English Joint Revocable Living Trust Agreement U/A/D/ May 11, 2004*** the within named bargainors, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Betsy Jones English** as such **Trustee**.

*with full power to sell, mortgage or convey without the joinder of any beneficiary

Witness my hand and seal this the 10th day of August, 2007.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN