Davidson County DEEDWARR
Recvd: 09/18/07 12:03 3 pgs
Fees:18.00 Taxes:845.45
20070918-0111681

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $228,500.00 Affiant Subscribed and sworn to before me, this the 17th day of September, 2007. Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Wall	SunTrust Mortgage, Inc.	Map: 61-15
3905 Katherine Street	201 Fourth Avenue N/7th Floor	Parcel: 238
Nashville, TN 37216	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANGELIA VAN VRANKEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL WALL AND JULIE ROOK WALL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to Angelia J. Van Vranken, unmarried, and Brad Daniel, married by quitclaim deed from Darin Pavone, unmarried of record in Instrument No. 20051213-0149550, Register's Office for Davidson County, Tennessee, dated December 9, 2005.

Being the same property conveyed to Angelia J. Van Vranken, unmarried by quitclaim deed from Brad Daniel of record in Instrument No., 20061030-0134617 Register's Office for Davidson County, Tennessee, dated October 26, 2006. Also, See Inst. # 20070918-0111680

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3905 Katherine Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of September, 2007.

Angelia Van Vranken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Angelia Van Vranken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2007.

Notary Public

My Commission Expires: November 22, 2010



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of M. N. Young's Inglewood Annex of record in Plat Book 547, Page 197, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angelia J. Van Vranken, unmarried, and Brad Daniel, married by quitclaim deed from Darin Pavone, unmarried of record in Instrument No. 20051213-0149550, Register's Office for Davidson County, Tennessee, dated December 9, 2005.

Being the same property conveyed to Angelia J. Van Vranken, unmarried by quitclaim deed from Brad Daniel of record in Instrument No., 20061030-0134617 Register's Office for Davidson County, Tennessee, dated October 26, 2006.

Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith in Book _____, Page _____, or Instrument #20070918-0111680, Register's Office for Said County.