RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 17th day of September, 2007

Notary Public
My commission expires: 03.22.2008

02-0708-45700

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Timothy McFadden Sally McFadden 351 Yorkshire Circle Nashville TN 37211	SunTrust Mortgage, Inc. 201 4th Avenue, North Nashville, TN 37219	161-11-0-C-033

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, Cheryl A. Miller, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy McFadden and wife, Sally McFadden, 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 Unit No. G706, on the Plan of Resubdivision of Lot No 2, Phase IV, Villages of Brentwood now known as Brentwood Summit, of record in Book 6900, Page 614, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl A. Miller, married by deed from Lydia A. Courson nka Lydia A. Tucker and husband, Larkin Tucker, dated December 28, 2004, recorded January 3, 2005, of record in Instrument No. 20050103-0000692, Register's Office for Davidson County, Tennessee. Cheryl a Miller and Robert Miller were divorced by Final Decree of the Circuit Court for Davidson County, Tennessee, Docket No. 04D4001. Robert Miller conveyed his interest in subject property to Cheryl A. Miller by Quitclaim Deed of record in Instrument No. 20050103-0000694, said Register's Office.

Seller warrants that subject property is not the primary residence of her spouse or any of her dependants.

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 351 Yorkshire Circle, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 09/20/07 11:13 2 pgs
Fees:13.00 Taxes:492.10
20070920-0112588

WITNESS my hand this 17th day of September, 2007.

Cheryl A. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 17th day of September, 2007.

State of Tennessee at Large

My Commission expires

1/23/10

