Davidson County DEEDWARR
Recvd: 10/08/07 10:59 2 pgs
Fees:13.00 Taxes:576.09
20071008-0119623

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry D. Tindell	SunTrust Mortgage, Inc.	Parcel ID:
104 Collinwood Place	201 4th Ave. North; 7th Floor	172080A13100CO
Antioch, TN 37013	Nashville, TN 37219	

FOR AND IN 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, we

Steven E. Qualls and wife, Catherine Qualls

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry D. Tindell, an unmarried man, and DlAnna E. Tindell, a married person, as tenants in common**
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: ****with right of survivorship**

BEING Lot No. 131, on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, Page 819, and amended in Book 6815, Page 77, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven E. Qualls and Catherine Qualls, husband and wife as tenants by the entirety, by deed from Steven E. Qualls, of record in Instrument 20030321-0037404, said Register's Office, dated March 13, 2003. See also deed of record in Book 11525, Page 662, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6601, Page 7; Book 6815, Page 77; Book 6632, Page 429, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 819, and amended in Book 6815, Page 77, said Register's Office; (3) Deed of Conveyance to Metro Government of record in Book 7893, Pages 324 and 407, said Register's Office; (4) All matters on PUD Boundary of record in Plat Book 6250, Page 572, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 104 Collinwood Place, Antioch, TN 37013

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 our hands this 4th day of October, 2007.

Steven E. Qualls

Catherine Qualls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven E. Qualls and Catherine Qualls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of October, 2007.

My Commission Expires: 1/24/09

Notary Public

