Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2007. NOTARY PUBLIC (Seal) Notary Public My Commission Expires: May 24, 2008

WARRANTY DEED

Preparer's File #-07I0507

THIS INSTRUMENT WAS PREPARED AND PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer Fleming Calandrillo 6744 Autumnwood Drive Nashville, Tennessee 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	155-8-C249 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BERRIEN W. SUTTON AND WIFE, SONI S. SUTTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JENNIFER FLEMING CALANDRILLO, hereinafter called the Grantee(s), their heirs and assigns, that 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. 5 on the Plan of Poplar Creek Estates Phase IV Subdivision, as of record in Plat Book 9700, page 195, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Berrien W. Sutton and wife, Soni S. Sutton by deed from Thomas Hirsch and wife, Paula Hirsch of record in Instrument No. 20050923-0114741, filed on 09-23-05, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **6744 Autumnwood Drive, Nashville, Tennessee 37221**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **28th** day of **September**, **2007**:

Berrien W. Sutton

Soni S. Sutton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BERRIEN W. SUTTON AND SONI S. SUTTON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 28th day of September, 2007.

Notary Public

AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My Commission Expires: 06/29/2010

Davidson County DEEDWARR
Recvd: 10/18/07 12:50 1 pgs
Fees:13.00 Taxes:1332.00

20071018-0123672