Davidson County DEEDWARR
Recvd: 11/29/07 12:10 2 pgs
Fees:13.00 Taxes:721.50

20071129-0138497

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2007.

Notary Public
My commission expires: 5/22/2010

05-0710-63921

Address of New Owner:	Send Tax Bills to:	Tax Information
Coranzon A. Ledda	Suntrust Mortgage, Inc.	142-10-0 075.00
777 Baugh Road	P.O. Box 57028	
Nashville TN 37221	Irvine, CA 92619-7028	

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, William D. Wilson and wife, Karon Renee Wilson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Coranzon A. Ledda and husband, Marvin U. Ledda, 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 Lot No. 1 on the Plan of Green Meadows, Section One, of record in Book 5050, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William D. Wilson and wife, Karon Renee Wilson by deed from Joseph A. Snell and Amy Lauren L. Snell, dated 8/29/1997, recorded 9/2/1997, of record in Book 10590, Page 78, Register's Office for Davidson County, Tennessee.
>
> 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 777 Baugh Road, Nashville, TN 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 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.

WITNESS my hand this 19th day of November, 2007.

William D. Wilson

William D. Wilson

Karon Renee Wilson

Karon Renee Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William D. Wilson and Karon Renee Wilson, 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 Nashville, TN, this 19th day of November, 2007.

Angela A. Ramsey

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010