THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 605,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2007. Notary Public MY COMMISSION EXPIRES: 4-26-09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/14/07 15:06 2 pgs
Fees:13.00 Taxes:2238.50
20071214-0144148

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE TENN DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Crane	SunTrust Mortgage, Inc.	MAP 169
8787 Hester Beasley Road	201 Fourth Avenue N/7th Floor	PARCEL 23
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joshua M. Gunnels and wife, Anne N. Gunnels**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Crane**

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:

Land in Davidson County, Tennessee, being described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, a portion of a tract described according to a survey of Geo. W. Watkins, Surveyor, dated December 6, 1957, as follows:

BEGINNING in the center line of Hester Beasley Road; thence from center of said road, said point being the southwest corner of the Carter Heirs' property; thence with Carter Heirs' line north 7 degrees 30 minutes east 542 feet to the southeast corner of Fred King property; thence with said King's southern boundary line north 88 degrees 30 minutes west 380 feet to a post; thence south 83 degrees west 121 feet to a post; thence south 87 degrees 30 minutes west 410 feet to the center of a Ridge Road; thence south 85 degrees west 362 feet to a post; thence south 8 degrees west 321 feet to a point; thence south 2 degrees west 360 feet to a post, being a sourwood stump; thence due east 142 feet to Zeb Baird's northwest corner; thence with the said Baird's northern boundary line north 89 degrees 30 minutes east 882 feet to the center of Hester Beasley Road, said center of said road being the northern boundary line of the property conveyed to Zeb Baird by deed from Margaret Mays, as of record in Book 2489, page 535, Register's Office for Davidson County, Tennessee; thence with the center of Hester Beasley Road to the southwest corner of the Carter Heirs' property, being the point of beginning, containing 20 acres, more or less.

INCLUDED in the above description, but EXCLUDED from this conveyance is the following tract described as follows, to wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Ernest Medlin, September 20, 1969, as follows:

BEGINNING in the center of Hester Beasley Road; thence from the center of the road, being the southwest corner of the Harold Nielson property; thence with the Nielson line north 41 degrees 08 minutes west 268.35 feet to an iron pin; thence 0 degrees 30 minutes west 110.0 feet to an iron pin; thence south 89 degrees 30 minutes west 935.9 feet to a point; thence south 8 degrees 00 minutes west 67.16 feet to a point; thence south 2 degrees 00 minutes east 360 feet to a point; thence north 90 degrees 00 minutes east 142.0 feet to Baird's northwest corner; thence north 89 degrees 30 minutes east 882.0 feet to the center line of Hester Beasley Road; thence north 44 degrees 10 minutes east 159.77 feet to the point of beginning, said tract containing 10.05 acres.

Being the same property conveyed to Joshua M. Gunnels and wife, Anne N. Gunnels by deed dated February 28, 2005 from Barbara L. Hoffman recorded as instrument number 20050302-0023183, said Register's Office. Please note that the said Barbara L. Hoffman was unmarried at the time of the said conveyance, a matter not set forth in the prior deed. The description of the property above corrects an omission in the prior deed.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **8787 Hester Beasley 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 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 the 11th day of December, 2007.

Joshua M. Gunnels

Anne Gunnels

Anne N. Gunnels

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 **Joshua M. Gunnels** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of December, 2007.

My Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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 **Anne N. Gunnels** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of December, 2007.

My Commission expires 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public