PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 03/26/08 14:54 2 pgs
Fees:13.00 Taxes:1887.00
20080326-0030433

W & I Ref:(dm) Title No: 49257
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James A. Muldowney III Nancy J. Muldowney 3910 Cambridge Ave. Nashville, Tennessee 37205	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 10308017600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$510,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Megan Strother, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James A. Muldowney III and spouse, Nancy J. Muldowney** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly part of Lot 368 on the Map of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

Said part of lot 368 fronts 60 feet on the northerly side of Cambridge Avenue and runs back with the westerly margin of an alley 252.7 feet to a dead line and measures 53 feet more or less thereon.

Being the same property conveyed to Megan K. Strother, an unmarried woman by deed from Julie-Karel Elkin, a married woman dated July 15, 2004 and recorded on July 16, 2004 of record in Doc. No. 20040716-0085340 Register's Office for Davidson County, Tennessee.

Derek Anderson, spouse of Megan Strother, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Megan K. Strother and Megan Strother being one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 31, said Register's Office.

This is improved property, known as: 3910 Cambridge Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of March, 2008.

Megan Strother

Derek Anderson

State of TENNESSEE
County of DAVIDSON

On this 25th day of March, 2008 , before me the undersigned authority, personally appeared Megan Strother and Derek Anderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $510,000.00

Affiant

Sworn and subscribed before me this the 25th day of March, 2008

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**