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 $ **245,000.00**. Affiant
Return To: Commerce Title & Escrow, LLC 1812 Broadway Nashville, TN 37203	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2008. Notary Public MY COMMISSION EXPIRES: COMMISSION EXPIRES 01/03/2011 (AFFIX SEAL)

RACHEL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Eberle	SunTrust Mortgage, Inc.	MAP 091-15
5209 Park Avenue	901 Semmes Avenue	PARCEL 107
Nashville, TN 37209	Richmond VA 23224	
(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, **Shawn T. Henderson and wife, Cynthia G. Henderson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer M. Eberle,** unmarried

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:

SEE PAGE 2 FOR LEGAL DESCRIPTION

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 () UNIMPROVED

(X) IMPROVED property known as **5209 Park Avenue, Nashville, TN 37209.**

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 hand(s) this the 31st day of March, 3008.

Davidson County DEEDWARR
Recvd: 04/08/08 14:27 2 pgs
Fees:13.00 Taxes:906.50
20080408-0035599

Shawn T. Henderson

Cynthia G. Henderson

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 **Shawn T. Henderson** 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 31st day of March, 3008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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 **Cynthia G. Henderson** 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 31st day of March, 3008.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 7 on the RealtySavings Bank and Trust Company Revised Plan of Western Extension of Charlotte Park Company, First Addition, of record in Book 421 page 18, Registers Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of Park Avenue, formerly First Avenue, at a point 55 feet easterly from the easterly margin of 53rd Avenue North, formerly 12th street; thence with the southerly margin of said Avenue, easterly 55 feet; thence south parallel with 53rd Avenue North 162.5 feet to a point half way to Elkins Avenue; thence westerly parallel with Park Avenue, 55 feet easterly from the easterly margin of 53rd Avenue North; thence northerly 162.5 feet to the point of Beginning.

Being the same property conveyed to Shawn T. Henderson and Cynthia Gail Keller, as Joint Tenants with Right of Survivorship by deed from Jo Pincek-Hunt, married, of record in Instrument No. 20020204-0015290, in the Registers Office for Davidson County, Tennessee, dated January 31, 2002.

The said Cynthia Gail Keller having since married is now known as Cynthia G. Henderson.