Davidson County DEEDWARR
Recvd: 04/15/08 10:14 3 pgs
Fees:18.00 Taxes:387.58

20080415-0037973

After Recording Return To:

First American Title
Attn. Order Central
2750 Chancellorsville Dr.
Tallahassee, FL 32312

This Instrument Prepared Under the Supervision Of:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(813) 454-4415

Map & Parcel:
12006002200

WARRANTY DEED

Property Owner:
Lindsay Riggs
1011 Kirby Avenue
Nashville, TN 37217

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 27th day of March, 2008, between SUNTRUST MORTGAGE INC., with a business address of 1001 Semmes Avenue, Richmond, VA 23224, **GRANTOR** and LINDSAY RIGGS, a single woman residing at 1011 Kirby Avenue, Nashville, TN 37217, **GRANTEE**.

WITNESSETH:

That Grantor for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantee the following described premises of real property to wit:

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF TENNESSEE, COUNTY OF DAVIDSON, CITY OF NASHVILLE, DESCRIBED AS FOLLOWS:

BEING THE NORTHERLY PART OF LOT NO. 151 ON THE PLAN OF STARDUST ACRES, OF RECORD IN BOOK 1424, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 151 FRONTS THE SOUTHERLY MARGIN OF SATURN DRIVE 60 FEET AND RUNS BACK BETWEEN LINES WHICH MEASURE 199.4 FEET ON THE EAST SIDE LINE; 202 FEET ON THE WEST SIDE LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 89 FEET.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO SUNTRUST MORTGAGE, INC. FROM PRIORITY TRUSTEE SERVICES OF TN, L.L.C., BY DEED DATED 07/26/07 AND RECORDED 08/09/07 IN INSTRUMENT NO. 20070809-0095269 OF OFFICIAL RECORDS.

PROPERTY ADDRESS: 1317 Saturn Drive, Nashville, TN 37217

The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, her successors and assigns, forever. Grantor, for itselves and their heirs, executors and administrators, do hereby covenant with Grantee, her heirs and assigns, that (i) Grantor are lawfully seized in fee simple of the above described premises of real property, (ii) Grantor has full power, authority and right to convey the same, (iii) the premises of real property is free and clear of all liens and encumbrances, and (iv) Grantor will forever warrant and defend the premises of real property and the title thereto against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

(THIS SPACE WAS INTENTIONALLY LEFT BLANK)
Signature page to follow

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Signed, sealed and delivered in our presence:

Kyle Lipscomb

Kern Y Lipscomb
Printed Name

Malika Mickey

Malika Mickey
Printed Name

SUNTRUST MORTGAGE INC.

By: Annette Holman-Foreman
Annette Holman-Foreman

Its: Vice President

STATE OF Virginia }
~~COUNTY~~ City OF Richmond }

BEFORE ME, on the 27 day of March, 2008, the undersigned authority, personally appeared Annette Holman-Foreman who is the Vice President of SUNTRUST MORTGAGE INC., on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

NOTARY PUBLIC
My Commission Expires

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $104,750.00.

Affiant 7010739

RICCA JONES
Notary Public
Commonwealth of Virginia
My Commission Expires Aug 31, 2010

Subscribed and sworn to before me this 14th day of April, 2008

TRACY D. ROSE
MY COMMISSION # DD548743
EXPIRES: May 4, 2010
(407) 398-0153 Florida Notary Service.com

Tracy D Rose

NOTARY PUBLIC Tracy D. Rose My Commission Expires: 5-4-10

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**