PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2008.

Notary Public: E. Mannix
My Commission Expires: 11-22-10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/08/08 09:36 2 pg
Fees:13.00 Taxes:517.63
20080508-0047599

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Lee Hildebrand and Briana Hildebrand 653 Lake Terrace Drive Nashville, TN 37217	~~New Owner~~ SunTrust Mortgage, INC 401 Commerce St, #6100, Nashville, TN 37219	13614005800

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph B. Laoyan and wife, Zenaida A. Laoyan**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lee Hildebrand and wife, Briana Hildebrand**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 136 on the plan of Castlegate, Section 1, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joseph B. Laoyan and wife, Zenaida A. Laoyan, by Warranty Deed from C. Jerry Jolley and wife, Harriet J. Jolley, dated September 20, 1996, recorded September 24, 1996, in Book 10201, Page 63, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2008 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4649, Page 295, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 653 Lake Terrace Drive, Nashville, TN 37217

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 6th day of May, 2008.

Joseph B. Laoyan

Zenaida A. Laoyan

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 **Joseph B. Laoyan and Zenaida A. Laoyan**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of May, 2008.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075

