BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27TH DAY OF MAY, 2008. Notary Public MY COMMISSION EXPIRES: August 23, 2011 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COLLEEN M. DWYER	**SUNTRUST MORTGAGE, INC.**	**083-14-0-055.00**
(NAME) **1706 HOLLY STREET**	(NAME) **1001 SEMMES AVENUE**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **RICHMOND, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, GREGORY HOWARD ESTES, UNMARRIED, AND HENRY WORTH CROUCH, JR., MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLLEEN M. DWYER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th, formerly the 23rd, Ward of the City of Nashville, Davidson County, Tennessee, being part of the Priest Home Place in East Nashville, a plan of which is of record in Book 161, page 102, Registers Office for said County, but said plan does not show that part of the property including the lot in question, which is described as follows:

Beginning at a point in the southerly margin of Holly Street, formerly Chadwell Street, 160 feet easterly from the easterly margin of 17th Street, formerly Priest Street; thence southerly parallel to 17th Street, 150 feet to the northerly margin of a 10-foot alley; thence easterly with this alley, 50 feet to the westerly margin of another alley; thence northerly, with this last mentioned alley, 150 feet to the southerly margin of Holly Street; thence westerly with same, 50 feet to the beginning.

Being the same property conveyed to GREGORY HOWARD ESTES, as to an undivided one-half interest and HENRY WORTH CROUCH, JR., as to an undivided one-half interest, as tenants in common, by deed from ROY LEE GOWER and DIANE G. CHADWICK, formerly known as Diane G. Davis, of record as Instrument No. 20070228-0024953, dated February 28, 2007, said Register's Office.

The conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.

Davidson County DEEDWARR
Recvd: 05/29/08 12:39 2 pgs
Fees:13.00 Taxes:932.40
20080529-0054682

Unimproved ( )
This is improved(X) property, known as 1706 HOLLY STREET, NASHVILLE, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 **27th** day of **MAY, 2008.**

GREGORY HOWARD ESTES

HENRY WORTH CROUCH, JR.

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 **Gregory Howard Estes and Henry Worth Crouch, Jr.,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2008.

My commission expires: AUGUST 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public